



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation X	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
Will Hong, Planner

Date: November 25, 2025

Subject: WHLUB Map Amendment: 5988 Highway 215, Kempt Shore (PID 45179462);
File # 25-22A

LEGISLATIVE AUTHORITY

Municipal Government Act Section 210

RECOMMENDATION

Staff recommend that the Council forward a positive recommendation by passing the following motion:

... 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.

BACKGROUND

Property X	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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A completed application was received from Renee Redden on August 18, 2025. The application was to rezone the subject lot from Rural Commercial (RC) to General Resource (GR) in order to build a single unit dwelling.

The subject lot was previously used by a credit union, and the structure was later demolished in 2023. Under the current Rural Commercial (RC) zone, residential use is only permitted in conjunction with another permitted commercial use. The applicant has indicated that there is no intention of operating any commercial business on the property in the future. Therefore, a rezoning request was made as the proposed General Resource zone would permit a single unit dwelling as-of-right.

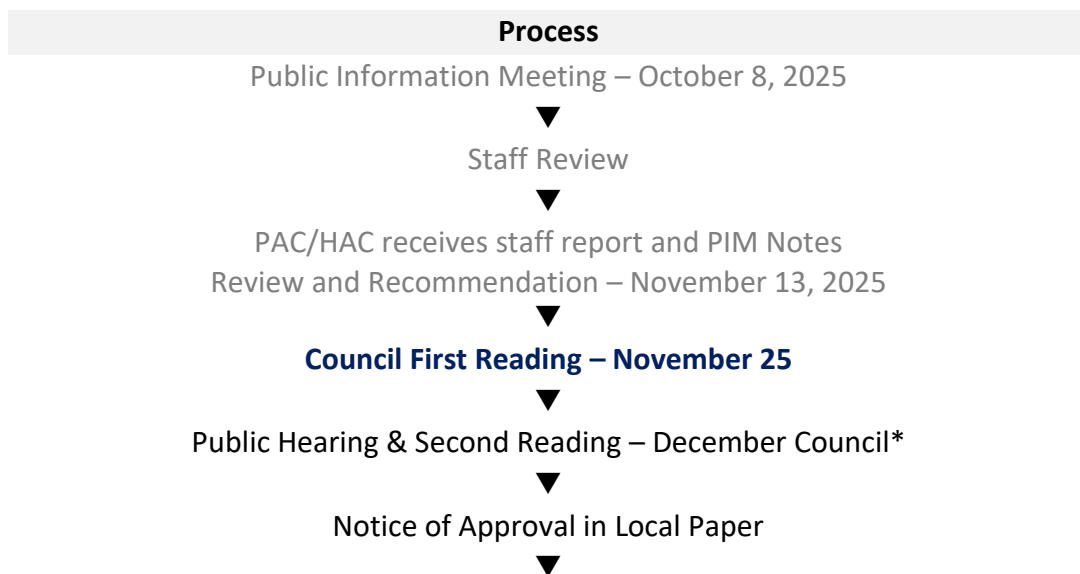
DISCUSSION

A Public Information Meeting was held on October 8, 2025. Staff did not receive any comments or correspondence during the meeting and within the 14-day comment period that followed.

On November 13, 2025, staff presented a recommendation report to the Planning and Heritage Advisory Committee (PAC/HAC) (Appendix A). During the meeting the PAC/HAC recommended in favour of the application.

NEXT STEPS

As noted in the PAC/HAC report, the proposed amendment has been considered within the context of the general policies of the WHMPS, and is consistent with the intent, objectives, policies and criteria of the WHMPS. As a result, it is reasonable to amend the zoning of PID 45179462 to the General Resource (GR) zone.



14-Day Appeal Period

*anticipated dates; final dates set by Council

FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality with regard to the filing of this report.

ALTERNATIVES

In response to this application, Council may:

- hold First Reading and authorize a Public Hearing to approve the amendment as drafted or as specifically revised by direction of Council;
- hold First Reading and authorize a Public Hearing to refuse the amendment as drafted, citing the criteria that Council consider not to be met; or
- provide alternative direction such as requesting further information on a specific topic.

ATTACHMENTS

Appendix A 2025-11-13 Staff Report - WHLUB Map Amendment: 5988 Highway 215, Kempt Shore (PID 45179462); File # 25-22

CHIEF ADMINISTRATIVE OFFICER REVIEW

I support the recommendation.

Report Prepared by: 
 Will Hong, Planner

Report Approved by: _____
 Kari Fougere, Acting Director of Planning and Development

Report Approved by: 
 Mark Phillips, Chief Administrative Officer

Appendix A 2025-11-13 Staff Report - WHLUB Map Amendment: 5988 Highway 215, Kempt Shore (PID 45179462); File # 25-22



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation X	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
Will Hong, Planner

Date: November 13, 2025

Subject: WHLUB Map Amendment: 5988 Highway 215, Kempt Shore (PID 45179462);
File # 25-22

LEGISLATIVE AUTHORITY

Municipal Government Act Section 210

RECOMMENDATION

Staff recommend that the PAC/HAC forward a positive recommendation by passing the following motion:

...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.

BACKGROUND

Property X	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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A completed application was received from Renee Redden on August 18, 2025. The application was to rezone the subject lot from Rural Commercial (RC) to General Resource (GR) in order to build a single unit dwelling.

The subject lot was previously used by a credit union, and the structure was later demolished in 2023. Under the current Rural Commercial (RC) zone, residential uses are only permitted in conjunction with another permitted commercial use. The applicant has indicated that there is no intention of operating any commercial business on the property in the future. Therefore, a rezoning request was made as the proposed General Resource zone would permit a single unit dwelling as-of-right.

DISCUSSION

The subject lot is a 0.5-acre of land with frontage on Highway 215. It is currently designated Resource under the Generalized Future Land Use Map (GFLUM) of the West Hants Municipal Planning Strategy (WHMPS) (Figure 1) and zoned Rural Commercial (RC) on the Schedule A of the West Hants Land Use By-law (WHLUB) (Figure 2). The lot currently contains a shed and a parked camper. All properties surrounding the subject lot are designated Resource and zoned General Resource (GR). Development in the general area of the subject property consists primarily of established low density residential uses.

Municipal Planning Strategy Review

Policy 16.1.3 is the primary enabling policy to be considered for this application. This policy provides Council with the ability to consider rezoning land to a zone permitted in an immediately adjacent designation. This policy allows the subject lot to rezone to General Resource (GR) as it is a zone permitted in the current designation of the property and the designation of the adjacent properties.

Policy 16.3.1 establishes the general criteria that must be considered for all amendments to the West Hants Land Use By-law. The full list of criteria is included in Attachment A. In summary, the proposal meets the criteria as:

- 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 Comment Period

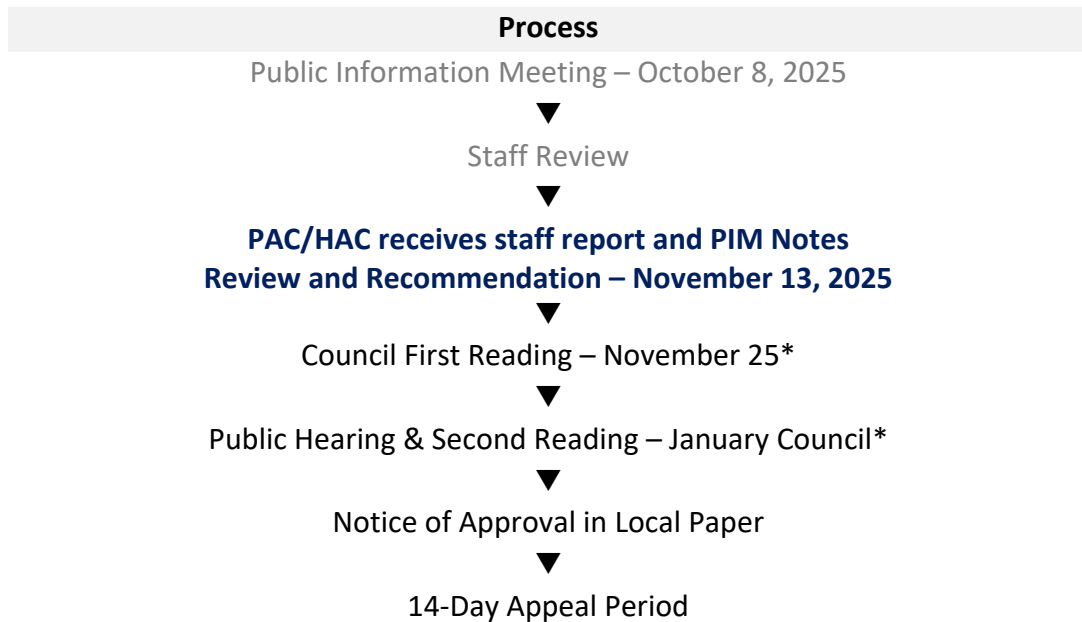
A Public Information Meeting was held on October 8, 2025. Staff did not receive any comments or correspondence during the meeting and within the 14-day comment period that followed.

MUNICIPAL CLIMATE CHANGE ACTION PLAN

The Municipal Climate Change Action Plan Costal Flooding map and Inland Flooding map do not show any risks of costal or inland flooding on the subject lot. It is advisable that property owners are responsible for ensuring that their property is suitable for the proposed use.

NEXT STEPS

As noted above, the proposed amendment has been considered within the context of the general policies of the WHMPS, and is consistent with the intent, objectives, policies and criteria of the WHMPS. As a result, it is reasonable to amend the zoning of PID 45179462 to the General Resource (GR) zone.



*anticipated dates; final dates set by Council

FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality with regard to the filing of this report.

ALTERNATIVES

In response to this application, the PAC/HAC may recommend that Council:

- hold First Reading and authorize a Public Hearing to approve the amendment as drafted or as specifically revised by direction of PAC/HAC;
- provide alternative direction, such as requesting further information on a specific topic.

ATTACHMENTS

Figure 1	West Hants GFLUM Extract
Figure 2	West Hants Zoning Map Extract
Figure 3	West Hants Proposed Zoning Map Extract
Attachment A	Policy Summary for WHLUB Amendments
Attachment B	Public Information Meeting Notes

Report Prepared by: _____
Will Hong, Planner

Report Approved by: _____
Kari Fougere, Acting Director of Planning and Development

Figure 1 – West Hants GFLUM Extract

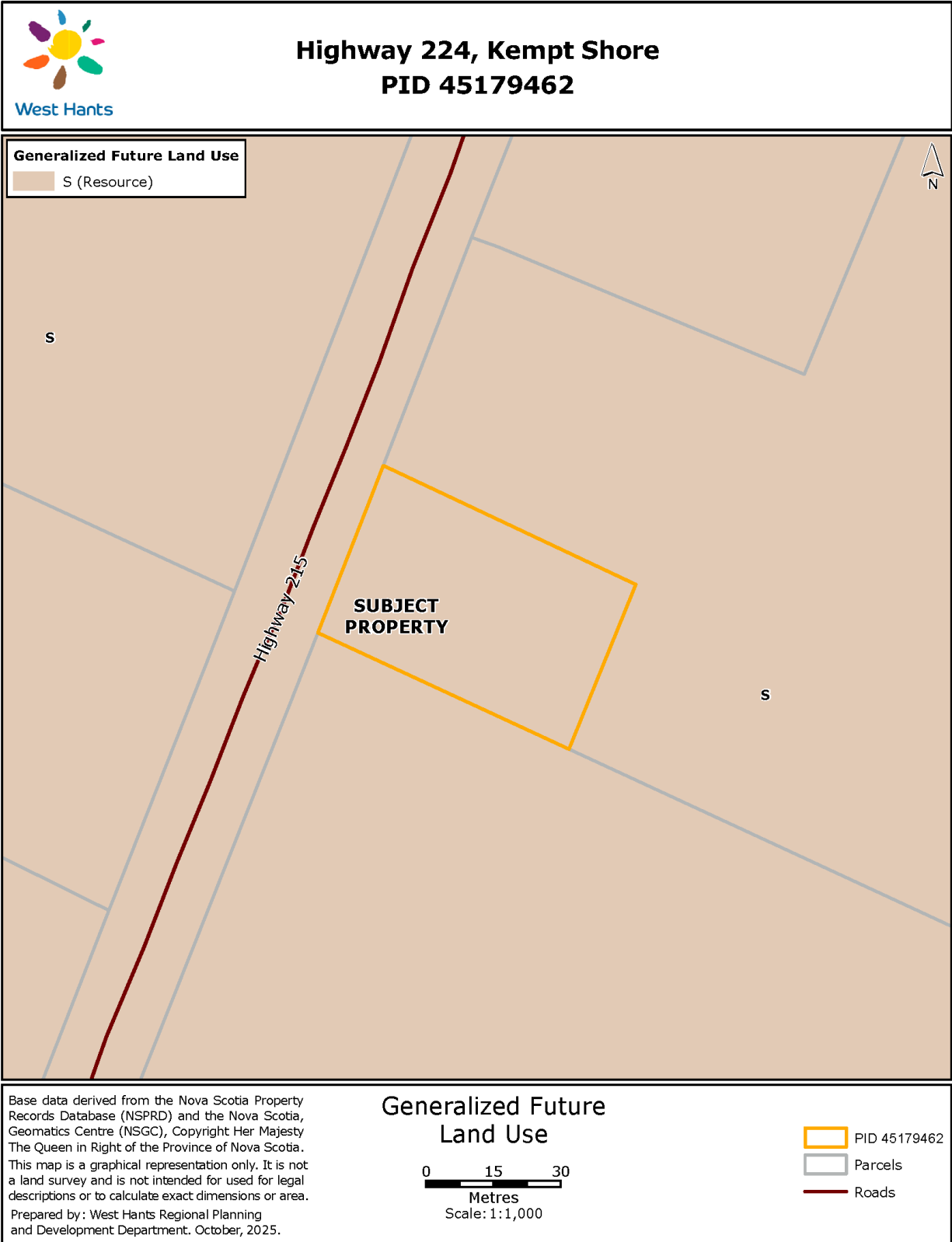


Figure 2 – West Hants Zoning Map Extract

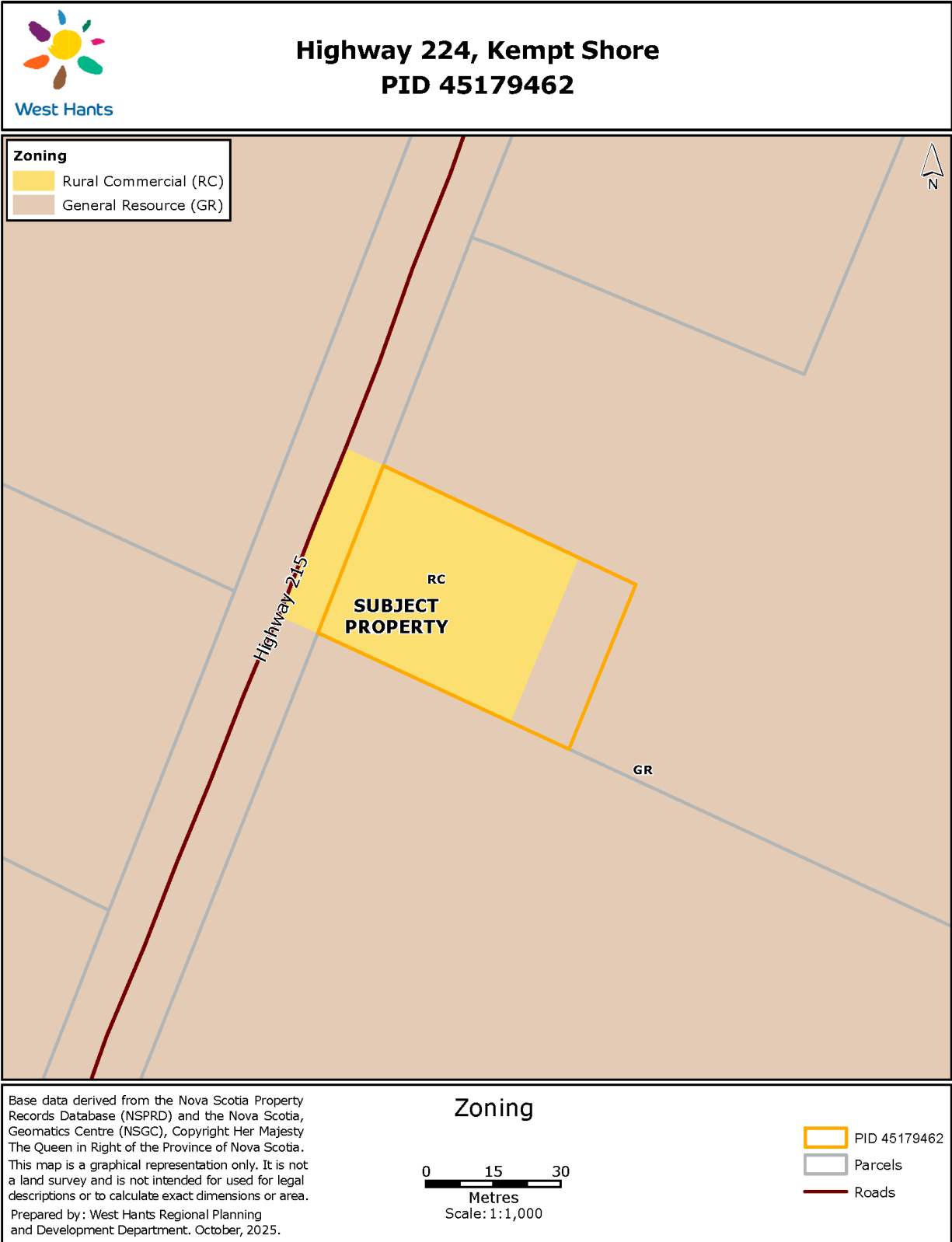
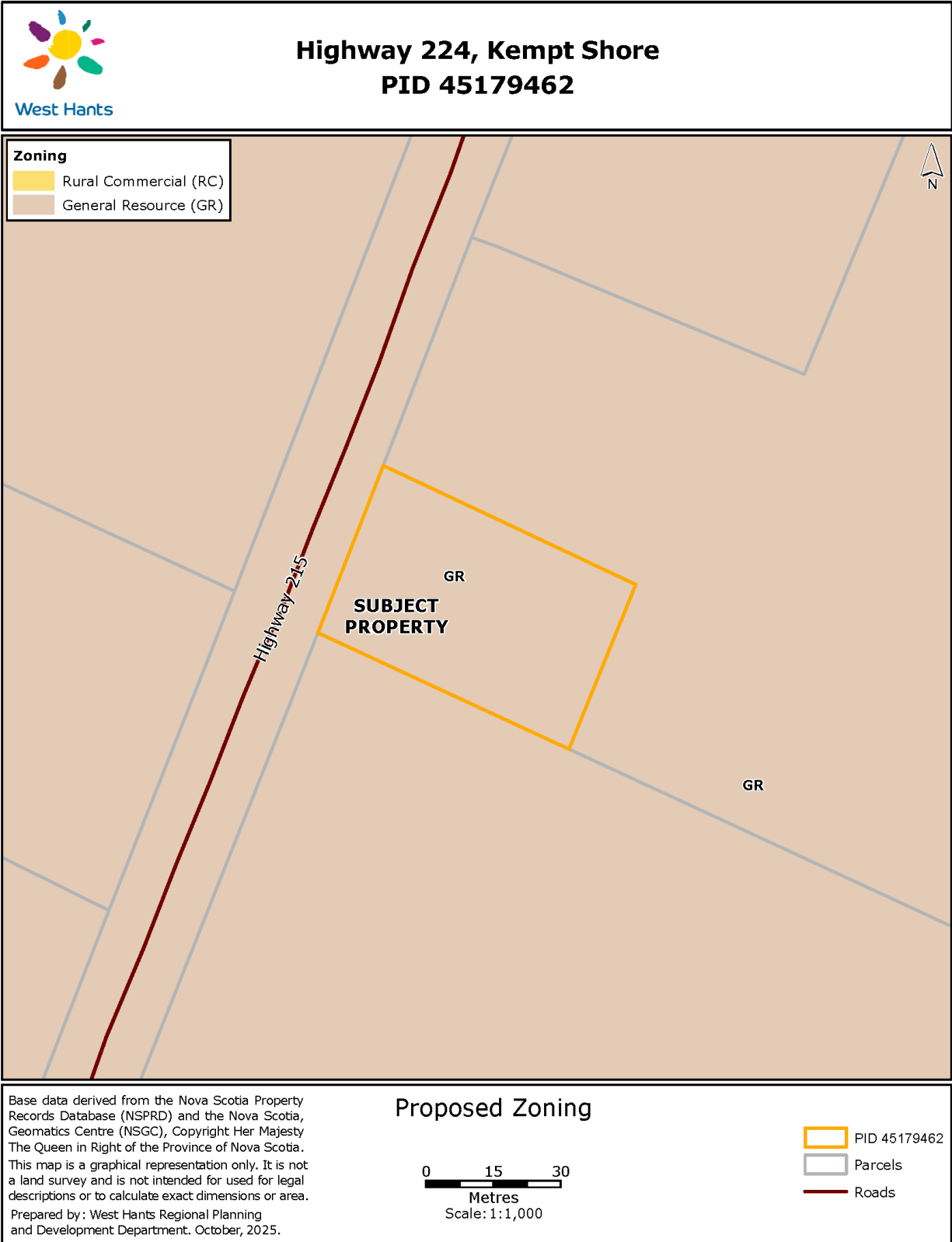


Figure 3 – West Hants Proposed Zoning Map Extract



Attachment A – Policy Summary for Amendments

<p>Policy 16.1.3 <i>It shall be the intention of Council to consider a Land Use By law amendment 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.</i></p>	<p>This policy enables the subject lot to rezone to General Resource (GR), which is a permitted zone applies to rural areas of West Hants in the Resource designation. Both the subject lot and the adjacent properties are designated as Resource under the Generalized Future Land Use Map (GFLUM) of the West Hants Municipal Planning Strategy (WHMPS) (Figure 1). The proposed rezoning will align the subject lot’s zoning with that of the surrounding properties.</p>
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<p>Policy 16.3.1 <i>In considering development agreements and amendments to the West Hants Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:</i></p>	
<p><i>(a) whether the proposal is considered premature or inappropriate in terms of:</i></p>	
<p><i>(i) the adequacy of sewer and water services;</i></p>	<p>The Public Works Engineering Division commented that no central sewer or water services are available in the area. Therefore, property owner is responsible for ensuring that adequate well and septic system is available to meet the requirements of NSECC during the permitting stage.</p>
<p><i>(ii) the adequacy of school facilities;</i></p>	<p>Minimal impact on school facilities is anticipated since the proposal is for a single unit dwelling. The Regional Executive Director of the Annapolis Valley Regional Centre for Education previously stated that “We have a responsibility to provide public</p>

	education for students living in the catchment areas served by these schools. We therefore expect our facilities to accommodate any new development.”
<i>(iii) the adequacy of fire protection and other emergency services;</i>	The Manager of Building and Fire Inspection Services commented that they had no concerns regarding the adequacy of fire protection. Summerville Fire Chief commented that they also had no concerns.
<i>(iv) the adequacy of road networks adjacent to, or leading to the development; and</i>	The Area Manager of the Nova Scotia Department of Public Works commented that they had no concerns regarding the adjacent road network or the traffic generation from the proposal.
<i>(v) the financial capacity of the Municipality to absorb any costs relating to the development.</i>	There are no anticipated costs to the Municipality regarding this development.
<i>(b) whether the development is serviced, or capable of being serviced, by a potable water supply and either central sewer or an approved on-site sewage disposal system;</i>	The subject property was previously occupied by the credit union. The previous on-site systems may be adequate or may require upgrades, but these details are determined at the time of permitting, with the approval coming from Nova Scotia Department of Environment and Climate Change who has jurisdiction over septic systems and wells.
<i>(c) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;</i>	No concerns around the suitability were identified. The Area Manager did advise that “the condition of existing commercial access will need to be

	<p>assessed prior to construction. The driveway may need to be narrowed for residential use and the paved parking area within the 5 meters setback from the Highway 215 right-of-way, will need to be removed. A Work Within Highway Right-of-Way Permit application will be required for the above noted work". Staff note that this matter will be dealt with at the time of permitting stage.</p>
<p><i>(d) the adequacy of the dimensions and shape of the lot for the intended use;</i></p>	<p>The Development Officer commented that the subject lot doesn't meet the minimum lot area and minimum road frontage requirement for the General Resource (GR) zone development standard. However, Section 5.13 of the current West Hants Land Use By-law would allow a new building to be erected on an existing undersized lot provided that all other applicable provisions of the LUB are satisfied. Therefore, the Development Officer had no concerns on this matter.</p>
<p><i>(e) the pattern of development which the proposal might create;</i></p>	<p>The Development Officer commented that they had no concerns regarding the pattern of development which the proposal might create. Development in the general area of the subject property consists primarily of established low density residential uses, which are consistent with the proposed development.</p>
<p><i>(f) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses, wetlands, and susceptibility of flooding;</i></p>	<p>The majority of the subject lot appears to be flat. No waterbodies or wetlands appear to be present on the mapping for the subject lot.</p>

<i>(g) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by-laws and regulations; and</i>	All Municipal, Provincial, and Federal regulations will have to be met.
<i>(h) any other matter required by relevant policies of this Strategy.</i>	All relevant matters have been addressed in this report.

Attachment B – Public Information Meeting Notes

October 8, 2025

WHLUB Map Amendment: 5988 Highway 215, Kempt Shore (PID 45179462); File # 25-22

Meeting date and time	A Public Information Meeting was held on October 8, 2025 beginning at 6:00 p.m. The meeting was broadcast live on the Municipal YouTube Channel.
Attending	In attendance for the meeting: One (1) Chair: <ul style="list-style-type: none">• Councillor Jannasch Six (6) members of Councillors: <ul style="list-style-type: none">• Mayor Zebian• Deputy Mayor Francis• Councillor Ivey• Councillor B. Smith• Councillor B. Morton• Councillor Wheadon Four (4) members of staff: <ul style="list-style-type: none">• CAO Phillips• Senior Planner Dunphy• Planner Hong• Planning Assistant Lake 1 members of the public.
Applicant Renee Redden Property 5988 Highway 215, Kempt Shore (PID 45179462)	Planner Hong outlined the application to rezone the lot from Rural Commercial (RC) to General Resource (GR) in order to build a single unit dwelling.
Comments	Comments from the public could be submitted by mail, e-mail and telephone between October 8-22, 2025. Staff did not receive any phone calls or written submissions during the comment period.
Adjournment	The Public Information Meeting was adjourned at approximately 7:30 p.m.