

Rezoning 5988 Highway 215, Kempt Shore

Public Hearing and Second Reading
January 27, 2026

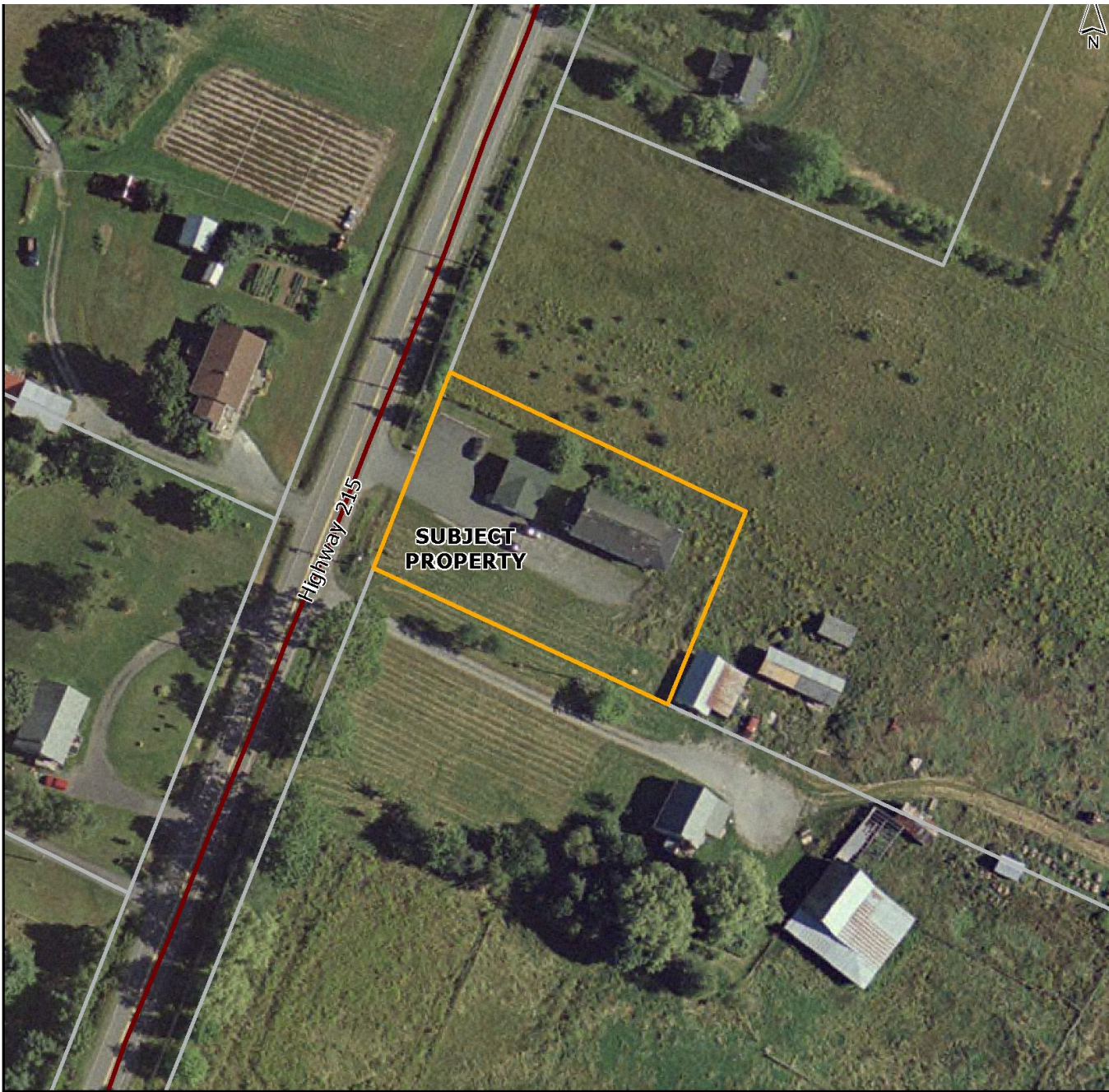
something inspiring awaits



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.

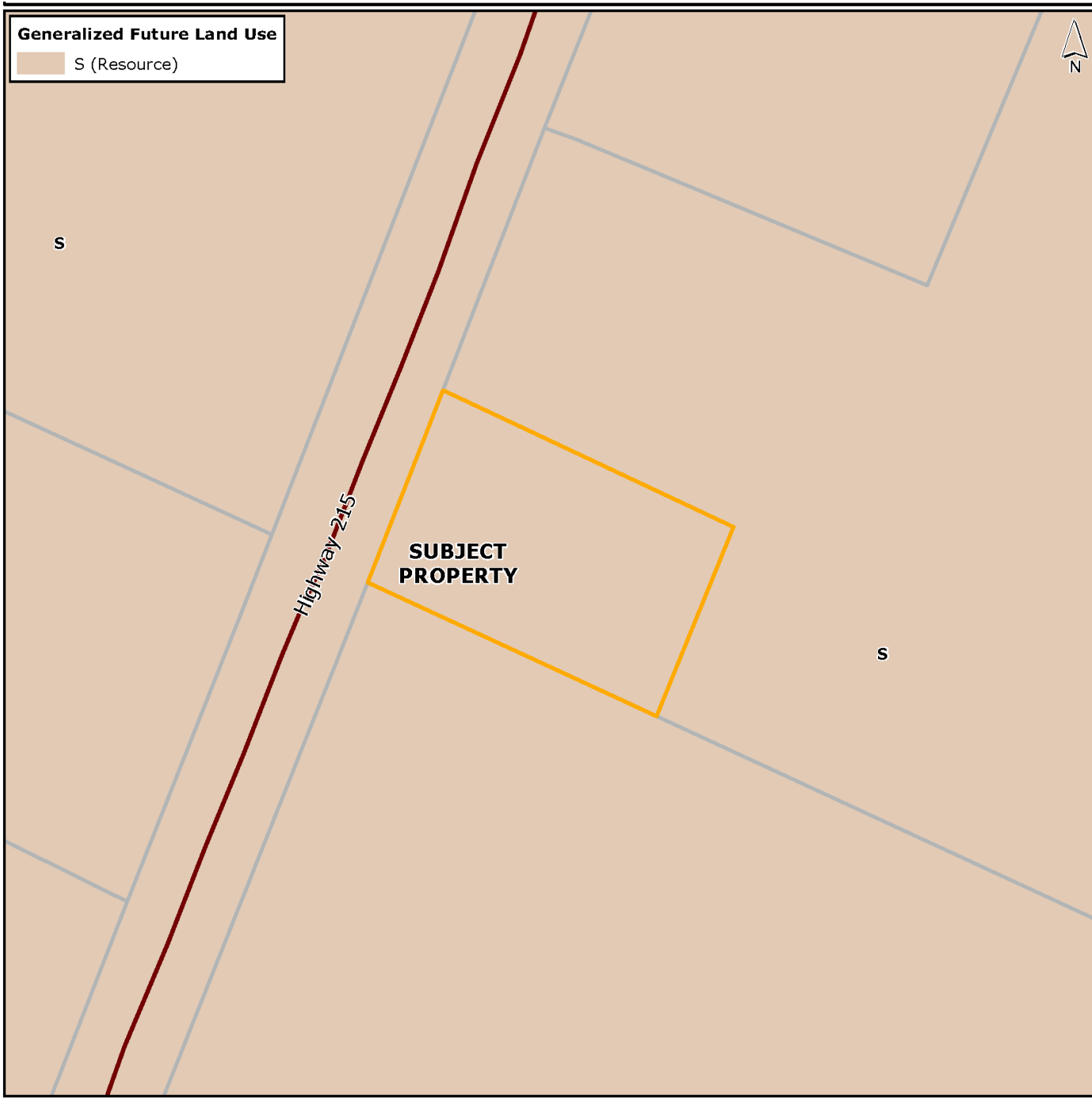




Orthophoto

- 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

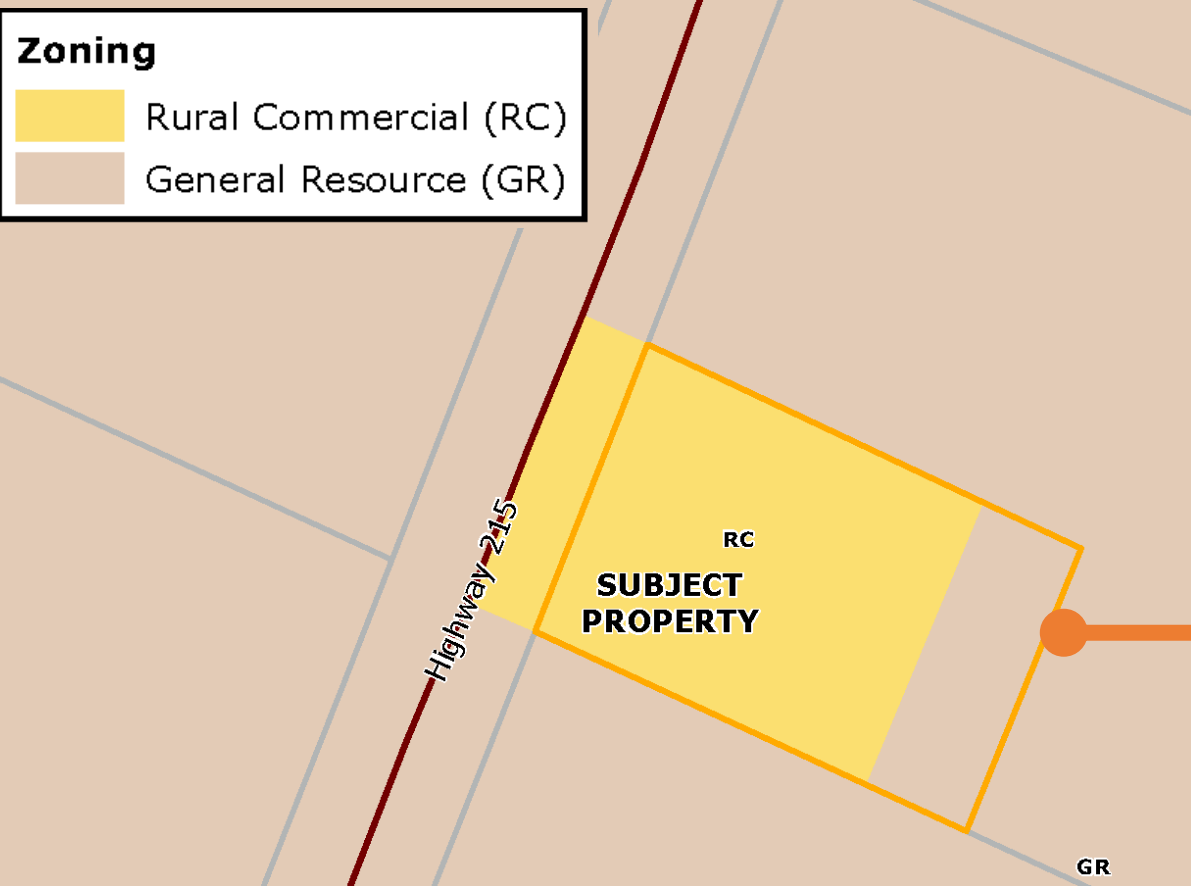


Current Zoning

Rural Commercial (RC)

Proposed Zoning

General Resource (GR) zone



West Hants Municipal Planning Strategy Policy

- **Policy 16.1.3** establishes the intent 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 – October 8

Staff Review

PAC/HAC Review and Recommendation –
November 13

Council First Reading – November 25

**Public Hearing & Second Reading – January
27, 2026**

Notice Placed in Paper

14 Day Appeal period

Process

*All statutory requirements have
been met



Comments or Questions from Public



Questions from Council



Public Hearing Comment Period

- The Public Hearing was advertised:
 - in the paper January 9th and 16th;
 - letters were sent to property owners within 500 ft of the subject lot; and
 - a sign was posted on the lot.
- The deadline for comments was Friday, January 23.
- Staff did not receive any correspondence during the public comment period.

Recommendations

...that Council gives Second Reading and approves 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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