



WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Wednesday, September 3, 2025

Rezoning PID 45285103 Old Walton Rd, Upper Burlington

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 September 17, 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 PID 45285103 Old Walton Rd, Upper Burlington

Public Information Meeting
September 3, 2025

something inspiring awaits



Application

- The property is owned by West Hants Regional Municipality since 1998 and then leased to the Upper Burlington Community Hall Association in 2000.
- On May 13, 2025, the Hants Shore Childcare Association made a presentation to Council and asked to grant the land for the purpose of childcare facility.
- On July 8, 2025, Council approved a motion to deem this property as surplus and directs the Chief Administrative Officer (CAO) to apply an application to the Planning and Development Department for rezoning of the property.
- A completed application was received on July 18, 2025, from Mark Phillips, CAO, to rezone the property to provide an opportunity to the Hants Shore Childcare Association to explore establishing a licensed childcare centre.

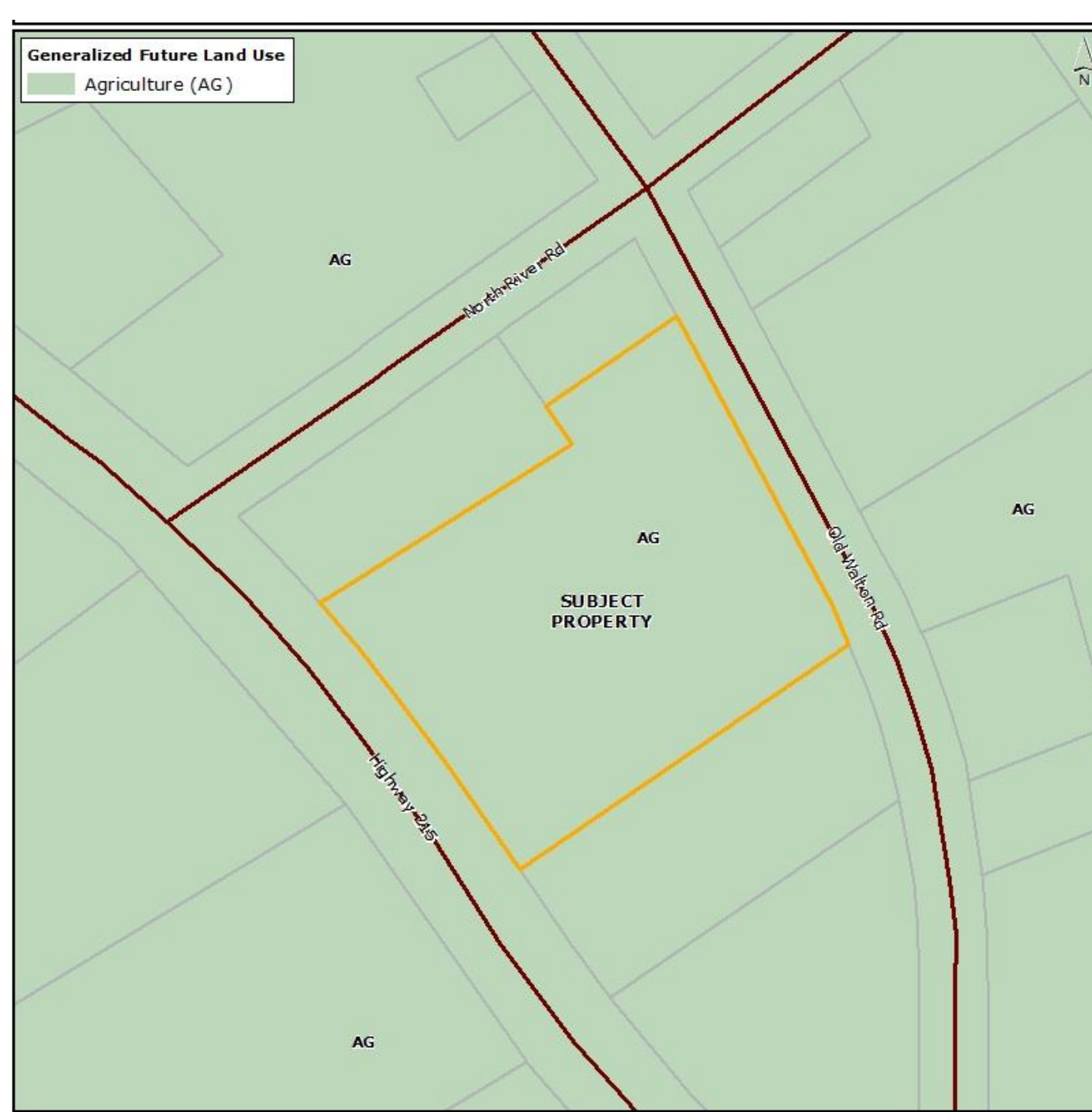




Orthophoto

- Has road frontage on both Highway 215 and Old Walton Rd
- 3 acre in size
- The surrounding area comprises single-unit residences, the Upper Burlington Community Hall, and farms.



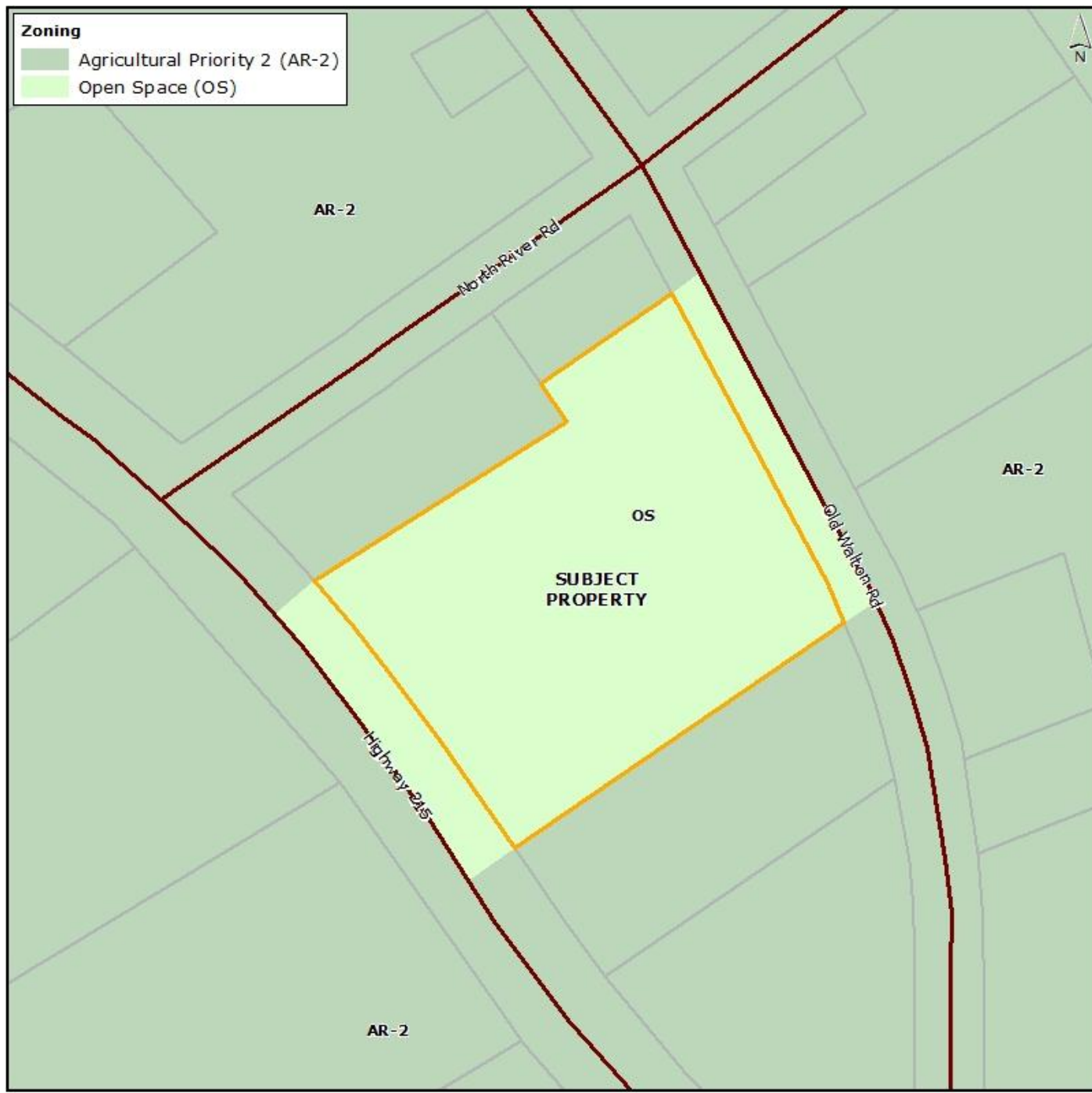


Generalized Future Land Use Map

Current Designation:

- Agriculture





Current Zoning

Open Space (OP)

Permitted uses include:

- Cemeteries
- Historic sites, interpretive centres and museums
- Outdoor recreation uses
- Parks and playgrounds
- Uses, buildings and structures necessary for the prevention of floods, soil erosion, etc.





Proposed Zoning

Institutional (I) zone

Permitted uses include:

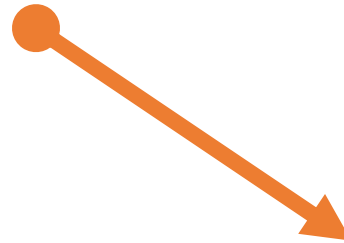
- Churches and associated halls
- Colleges, universities and schools, including school dormitories
- Community centres
- Emergency services facilities
- Government offices
- Homes for special care
- Hospitals and medical clinics
- Indoor recreation uses

something inspiring awaits



Proposed Amendment

- **Add Day Care Centre as a permitted use in the Institutional (I) zone of the West Hants Land Use By-law**



Institutional (I) zone

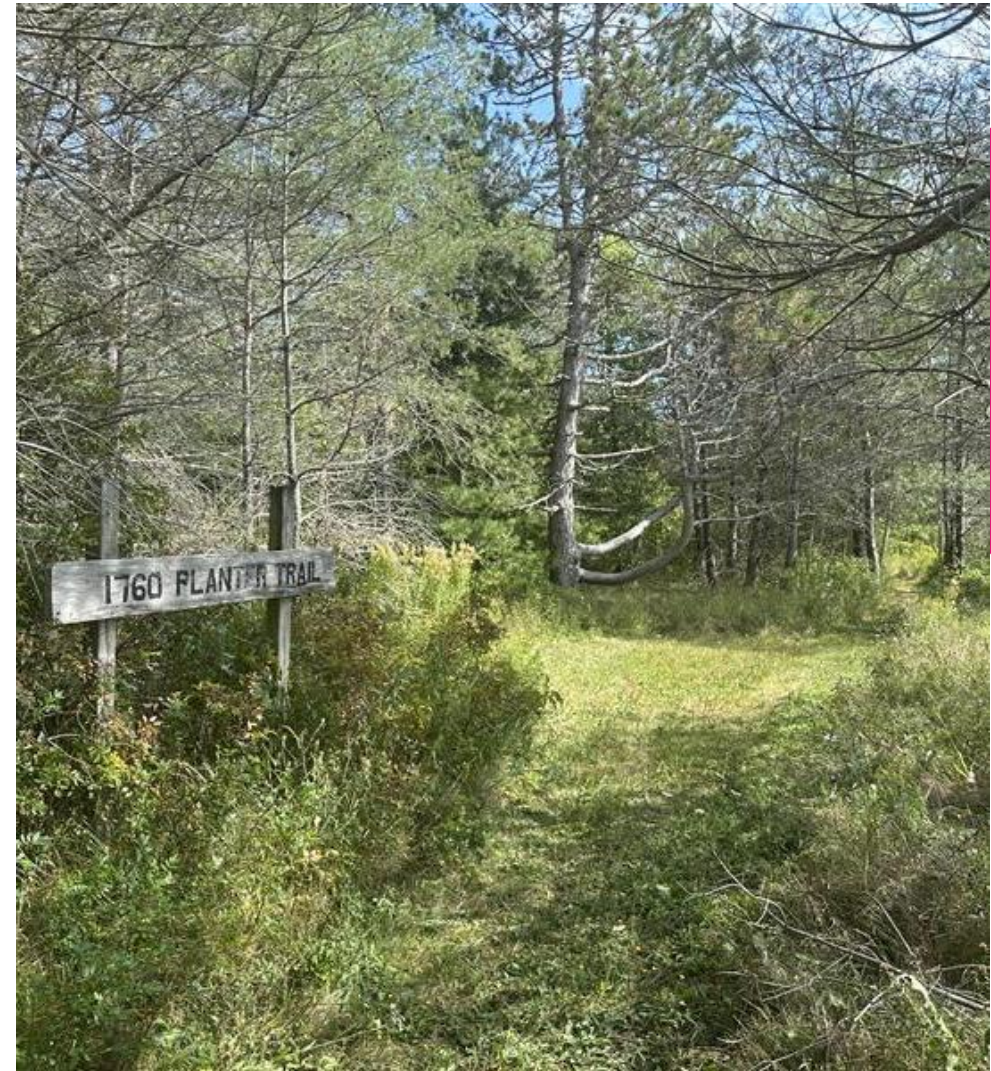
Permitted uses include:

- Churches and associated halls
- Colleges, universities and schools, including school dormitories
- Community centres
- **Day Care Centre**
- Emergency services facilities
- Government offices
- Homes for special care
- Hospitals and medical clinics





View of Subject Lot fronting Highway 215



View of Subject Lot – Interpretive Sign and existing trail



View of Subject Lot fronting Old Walton Road

West Hants Municipal Planning Strategy Policy

- **Policy 13.2.2** states *It shall be the policy of Council to zone only public lands for open space purposes.*
- **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



Public Information Meeting – September 3

Staff Review

PAC/HAC Review and Recommendation –
October 9*

Council First Reading – Oct 28*

Public Hearing & Second Reading – November
25*

Notice Placed in Paper

14 Day Appeal period

Process

Notice was placed in the Valley Journal

Properties within 500 ft were notified of the Public Meeting

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 **September 17**
- 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





West Hants
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westhants.ca