

Rezoning PID 45285103 Old Walton Rd, Upper Burlington

Council First Reading
October 28, 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.

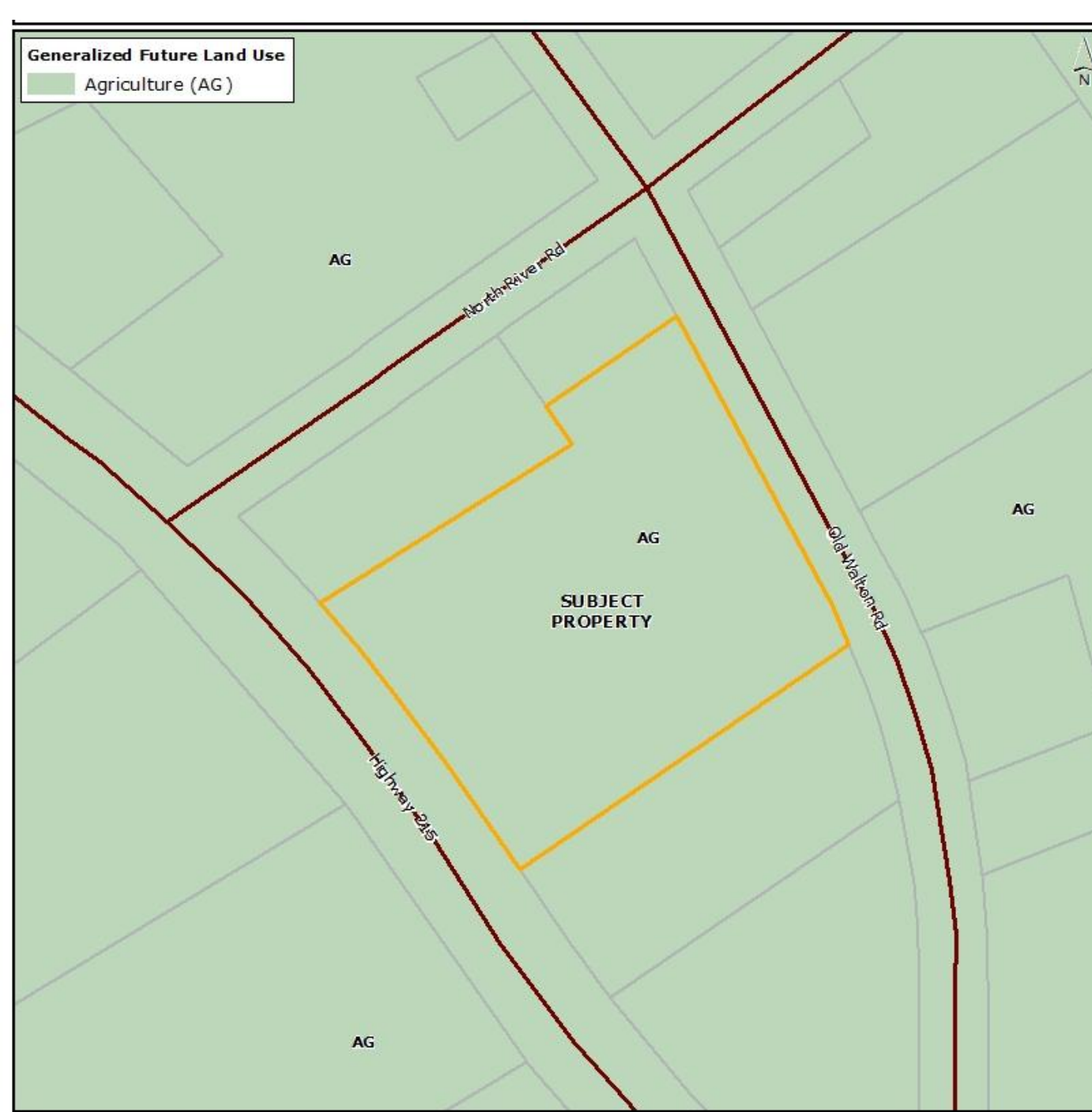




Orthophoto

- 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.



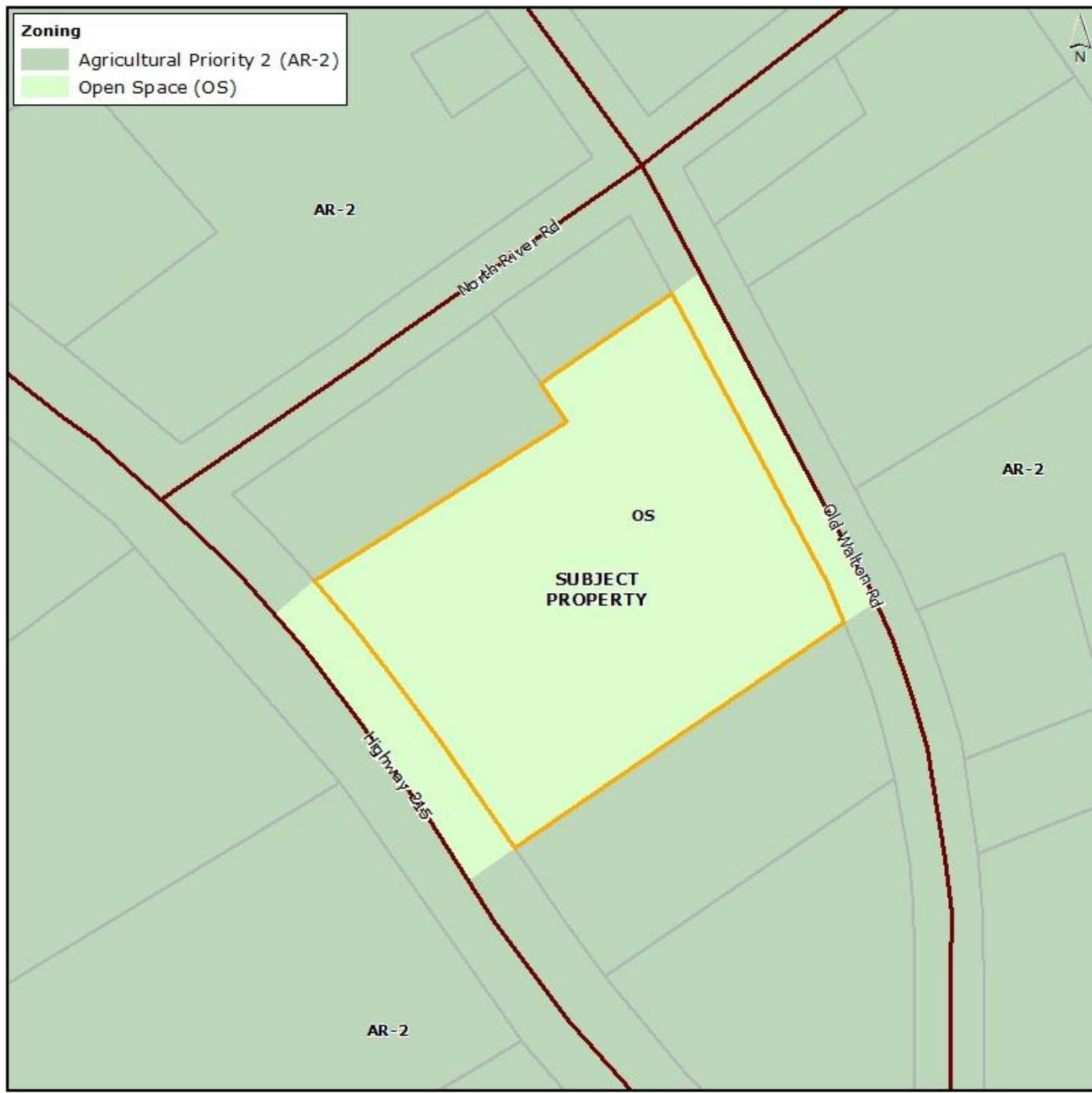


Generalized Future Land Use Map

Current Designation:

- Agriculture





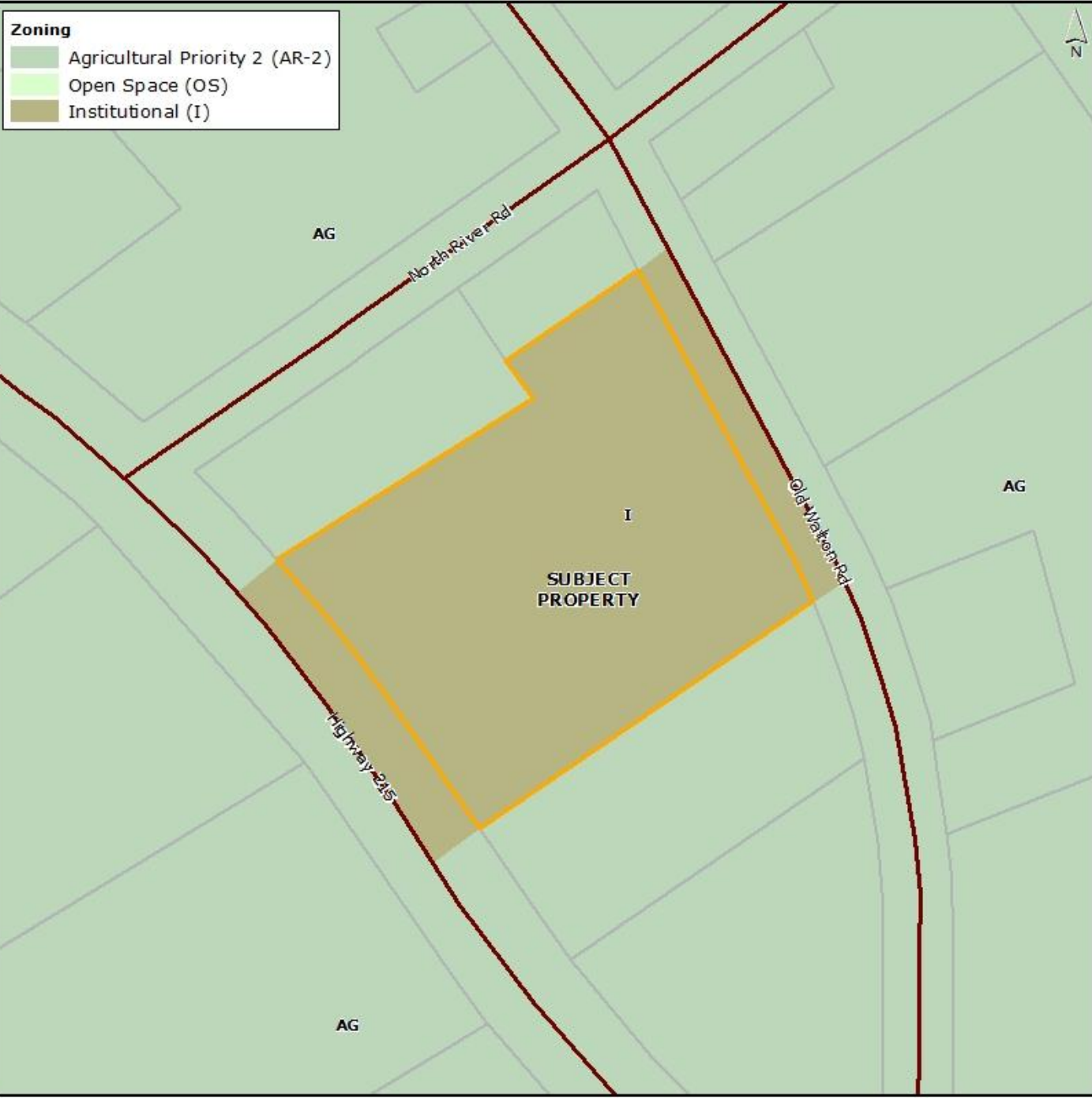
Current Zoning

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:

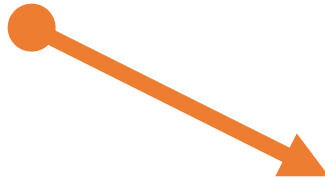
- Churches and associated halls
- Colleges, universities and schools, including school dormitories
- Community centres
- Emergency services facilities
- Government offices
- Homes for special care
- Hospitals and medical clinics
- Indoor recreation uses

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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

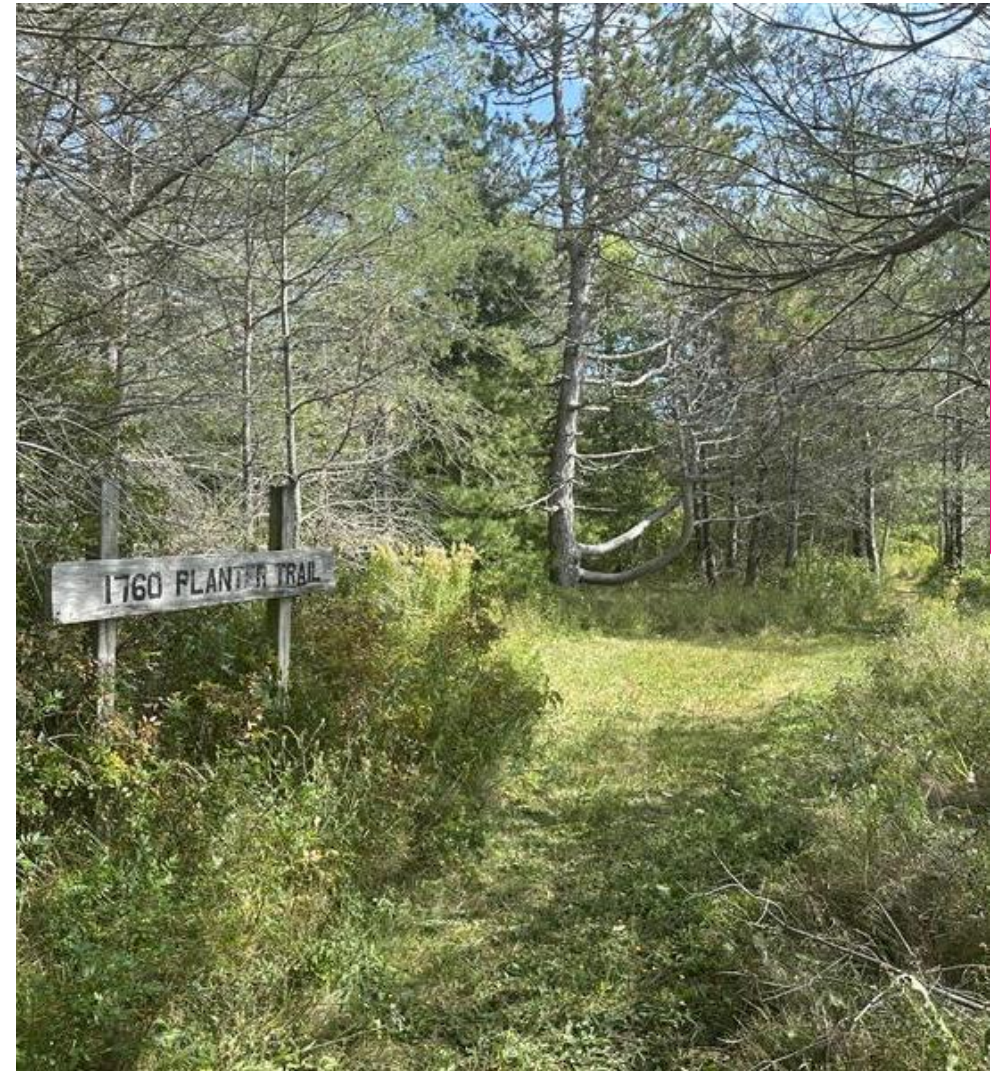
Permitted uses include:

- Churches and associated halls
- Colleges, universities and schools, including school dormitories
- Community centres
- **Day Care Centre, licensed or non-licensed**
- 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



Building Design

- L-Shaped design, natural light focus, accessible drop-off/ pick-up, 4000+ sq ft facility, 4500+ sq ft fenced in yard, staff and utility entry

Landscape Design

- Revitalize Trail, Built Feature (gazebo), Historical display and access to Upper Burlington Hall, Gardens and indigenous trees (softwoods for winter wind break, hardware for summer shade + privacy), bench(s).

Preliminary Site Plan

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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** 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 Development Officer, Manager of Building and Fire Inspection Services, District Manager of the Nova Scotia Department of Public Works have no concerns which have not been addressed in this report.



Public Information Meeting Notes

- A Public Information Meeting was held on September 3, where the meeting was broadcast live on the Municipal YouTube page.
- 6 members of the public attended the meeting.
- The deadline for comments was September 17.
- Staff received 20 written comments via email and 2 phone call.



Public Feedback and Responses

- The majority of submissions staff received during the public comment period expressed support for the rezoning application. 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.
 - Concerns about traffic safety and the capacity of the road network from the proposal
 - Concerns about potential loss of heritage and community open space



Planning Advisory Committee Comments

- The committee discussed the relationship and order between transfer of the land and rezoning process. Staff clarified that the transfer of land is not being considered as part of this application and will be brought forward separately to Council for consideration.
- The committee also sought clarification on whether the recreational uses such as the existing trails and open space features can be maintained after rezoning to Institutional zone. Staff later confirmed with Development Officers that this type of passive recreational uses (parks and open spaces) are allowed in any zone across West Hants.

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

* Anticipated dates



Recommendation

...that Council give First Reading and hold a Public Hearing to consider amending the maps of Schedule A of the West Hants Land Use By-law to rezone the lot as identified as PID 45285103 from Open Space (OS) to Institutional (I) zone, and amending the text of the West Hants Land Use By-law to add “Day care centres, licensed or non-licensed” as a permitted use in the Institutional (I) zone as shown in the report #25-20 to the Planning and Heritage Advisory Committee dated October 9, 2025.



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