PUBLIC INFORMATION MEETING

1. Introduction by Councillor Francis
2. Overview of Proposal and Process (Planner Kennedy)
3. Questions or Comments from the Public
4. Conclusion of Public Information Meeting

Windsor & West Hants MPS Amendments
Industrial Zoning

Public Information Meeting

November 4, 2026

something inspiring awaits

Application

- Completed application received from Chad Singleton of Q & H Holdings Limited on September 25, 2026
- Requesting to add restaurants to the permitted uses in the Joint Industrial Type Two (LI-2) Zone in Windsor & West Hants
- This request will be processed as two applications simultaneously

Windsor Amendments

Joint Industrial Type 2 (LI-2) Zone

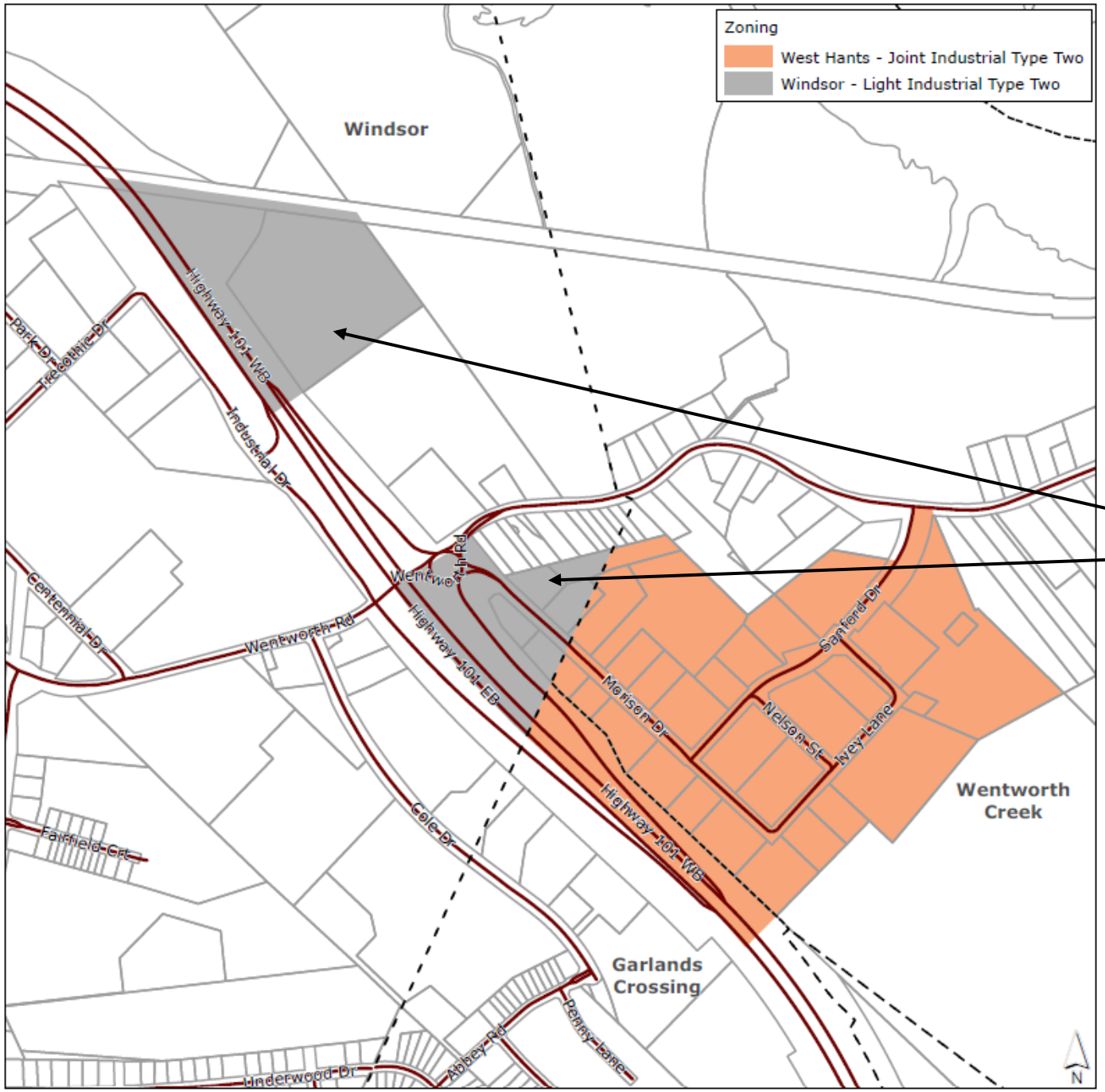
- 45 Permitted Uses
  - Permits commercial uses
  - Permits industrial uses
  - Permits breweries, wineries, microbreweries, & microdistilleries
  - **Restaurants are not permitted**

- Restaurants are permitted in 9 zones in Windsor, including 2 industrial zones (LI & LI-3)

Amendments to Windsor Planning Documents

- This application will be considered by Planning staff by an amendment to the text of the Windsor Municipal Planning Strategy and Windsor Land Use By-law:
  1. Amend Policy 10.2.4 of the Windsor Municipal Planning Strategy to allow restaurant uses in LI-2 zone
  2. Add restaurant uses to the permitted uses in the LI-2 zone of the Windsor Land Use By-law
- These amendments would affect all properties zoned LI-2 in Windsor (4 properties).

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Windsor LUB

Joint Industrial Type Two (LI-2) Zoning

4 Properties

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Windsor MPS – General Criteria Policy

- **Policy 16.1.1** provides the ability for Council to consider amendments to the Municipal Planning Strategy.
- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.

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West Hants Amendments

Joint Industrial Type 2 (LI-2) Zone

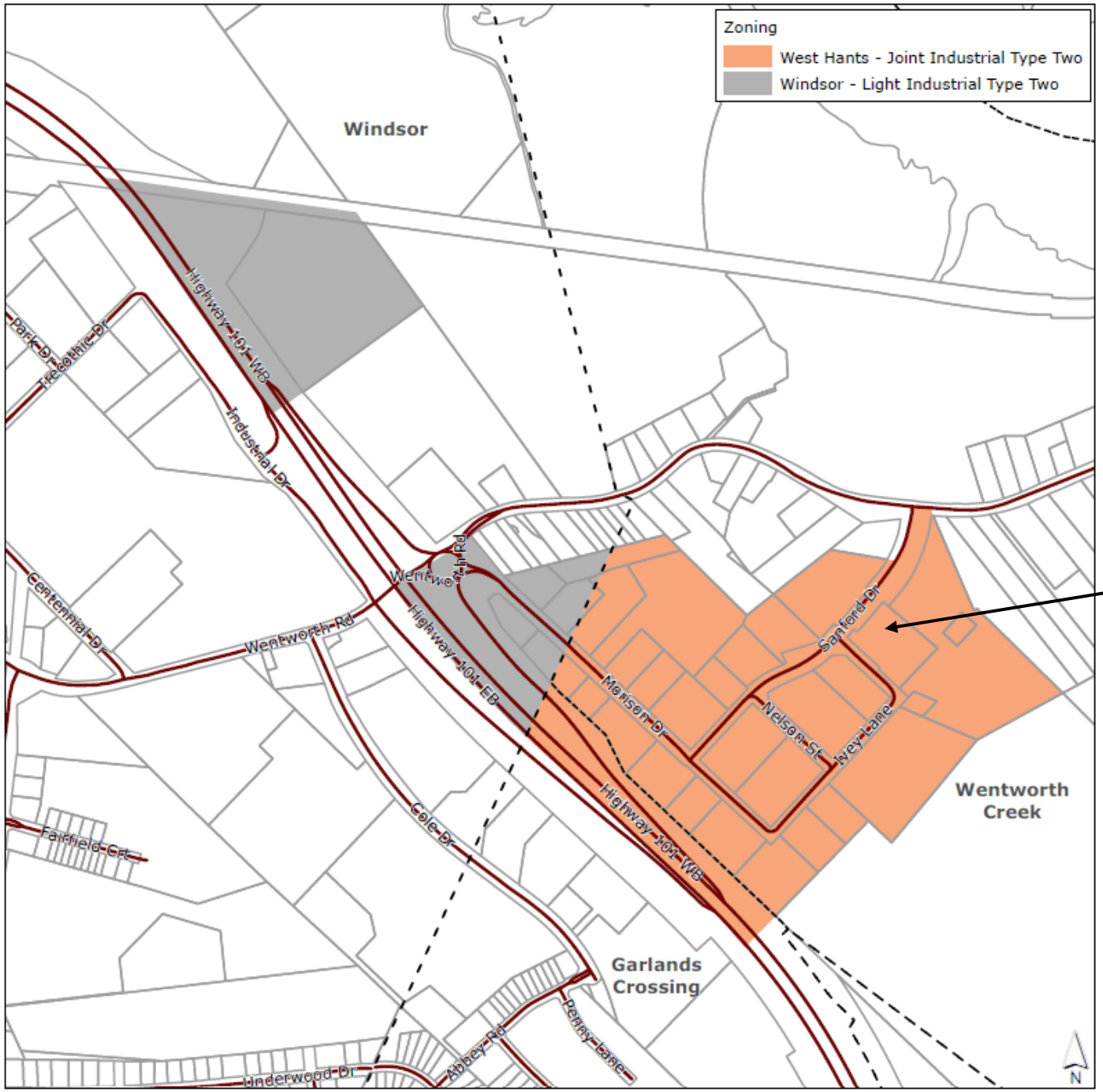
- 45 Permitted Uses
  - Permits commercial uses
  - Permits industrial uses
  - Permits breweries, wineries, microbreweries, & microdistilleries
  - Restaurants are not permitted

- Restaurants are permitted in 6 zones in West Hants, including 1 industrial zone (LI-3)

Amendments to West Hants Planning Documents

- This application will be considered by Planning staff by an amendment to the text of the West Hants Municipal Planning Strategy and West Hants Land Use By-law:
  1. Add restaurant uses to Policy 11.1.4 of the West Hants Municipal Planning Strategy
  2. Add restaurant uses to the permitted uses in the LI-2 zone of the West Hants Land Use By-law
- These amendments would affect all properties zoned LI-2 in West Hants (31 properties).

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West Hants LUB

Light Industrial Type Two (LI-2) Zoning

31 Properties

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West Hants MPS – General Criteria Policy

- **Policy 16.1.1** provides the ability for Council to consider amendments to the Municipal Planning Strategy.
- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.

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Process

Public Information Meeting – November 4, 2026

Staff Review

PAC/HAC Review and Recommendation

Council First Reading

Public Hearing & Second Reading

Ministerial Review / Approval

Notice of Approval

Notice was placed in the Valley Journal

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Comments Submission

- Comments and questions can be submitted by the public until noon on November 18, 2026
- All correspondence should be sent to:

Melanie Kennedy, Planner

Phone	902-798-8391 ext. 150
Email	mkennedy@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