

West Hants Regional Municipality Municipal Document Review

Round 2 - Public Open House
Tuesday, June 3, 2025, 3:00pm – 6:00pm

Welcome to the Round 2 Public Open House for the West Hants Regional Municipality Municipal Planning Strategy, Land Use By-law and Subdivision By-law Review!

The display boards will provide you more information about the project.

Please sign in and feel free to speak with a member of WHRM staff to share your comments or ask any questions.



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Thursday, June 5, 2025, 3:00pm – 6:00pm

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Project Overview

West Hants Regional Municipality (WHRM) is reviewing and updating its key planning documents. This includes creating a new **Municipal Planning Strategy, Land Use By-law** and **Subdivision By-law**. Together, these documents will guide how WHRM grows and changes over the next 20 years.

Currently, there are three separate sets of planning documents – one for each West Hants, Hantsport, and Windsor. These documents were created before the municipalities were merged:

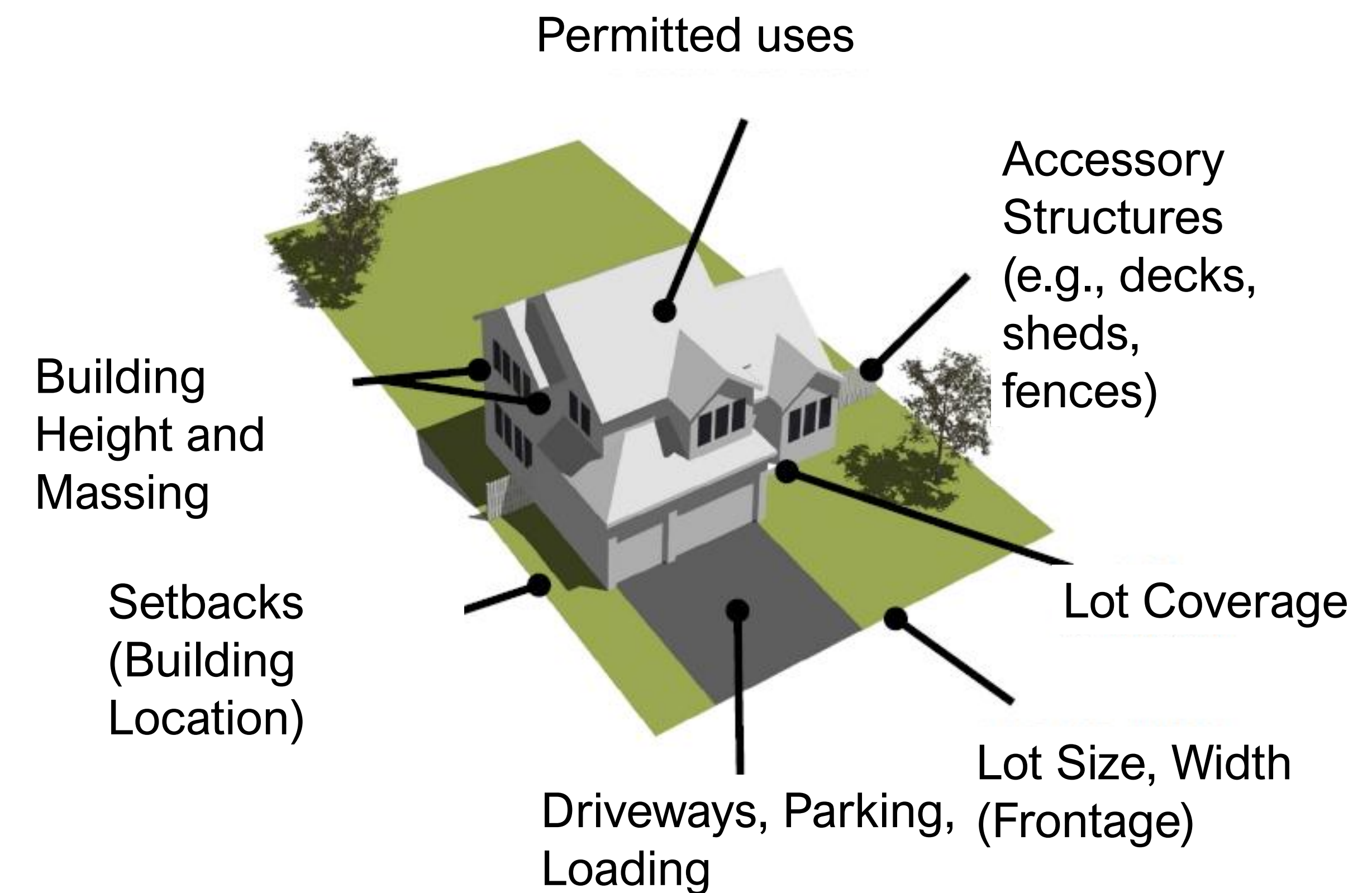
- In 2015, the former Town of Hantsport merged with the Municipality of the District of West Hants
- In 2020, the former Town of Windsor also joined forming the West Hants Regional Municipality.

This project will bring all planning documents together into one unified plan that reflects the needs of the entire region.

What is a Municipal Planning Strategy & Land Use By-law?

A **Municipal Planning Strategy** is a guiding policy document, prepared in accordance with the requirements of the *Municipal Government Act*, that provides direction on future growth and land use for a community or municipality.

A **Land Use By-law** implements the policies of the Municipal Planning Strategy and provides detailed standards for how a property may be developed and helps manage potential conflicts between land uses.



Project Overview: Deliverables and Work Program

Phase 1



Project Start-Up

- Introductory Project Team Meetings
- Council & Planning and Development Issues Identification Workshop
- Communications and Engagement Plan

Phase 2



Background Review & Visioning

- Data Collection
- Background Review and Policy Directions Report
- Consultation Cluster #1

Phase 3



Prepare Regional Planning Framework

- Draft Municipal Planning Strategy, Land Use By-law, Subdivision By-law
- Feedback from Project Team
- Consultation Cluster #2

Phase 4



Refinement and Finalization

- Final Municipal Planning Strategy, Land Use By-law, Subdivision By-law
- Feedback from Project Team and Planning Advisory Committee
- Public Hearing/ Council Adoption

Phase 1

Q4 2023 / Q1 2024

Q2 2024

Phase 3

Q3 2024 – Q2 2025

Q3 2025

Phase 2

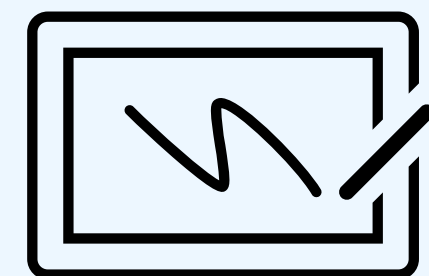
Phase 4

Vision & Guiding Principles

The Vision and Guiding Principles will establish broad direction for desirable land use planning outcomes in the West Hants Regional Municipality.

The proposed Vision Statement is:

“West Hants Regional Municipality envisions a future where inclusivity, innovation, and resilience create a vibrant community that balances urban and rural lifestyles. The Municipality is dedicated to preserving natural landscapes, rural character and agricultural heritage through sustainable development and economic prosperity, while honoring its rich history and diversity.”



We Want to Hear from You!

Do the proposed vision and guiding principles reflect what you want for the future of WHRM?

Guiding Principles

- Foster a welcoming, inclusive community that offers a high quality of life for residents and attracts both tourists and new residents, including youth, young professionals, and families.
- Create healthy, safe, vibrant, and mixed-use neighbourhoods.
- Encourage an adequate supply and diverse range of different housing types including affordable and supportive housing that meet the housing needs for all residents.
- Promote climate resilience by implementing strong adaption measures to help protect against extreme weather and coastal risks, and encourage sustainable practices among residents, businesses, and organizations.
- Support a balanced economy that values both traditional and modern economic sectors, fostering innovation and investment.
- Promote connectivity through integrated transportation systems and infrastructure.
- Celebrate and protect the cultural and built heritage values and resources.

Municipal Structure

The Municipal Structure provides guidance and direction for the development and growth of the WHRM for 20+ years

Growth Centres

- Future growth will be directed with higher densities
- Capitalize on existing infrastructure, active transportation links
- **Includes:** Windsor, Hantsport, Three Mile Plains, Falmouth

Local Centres

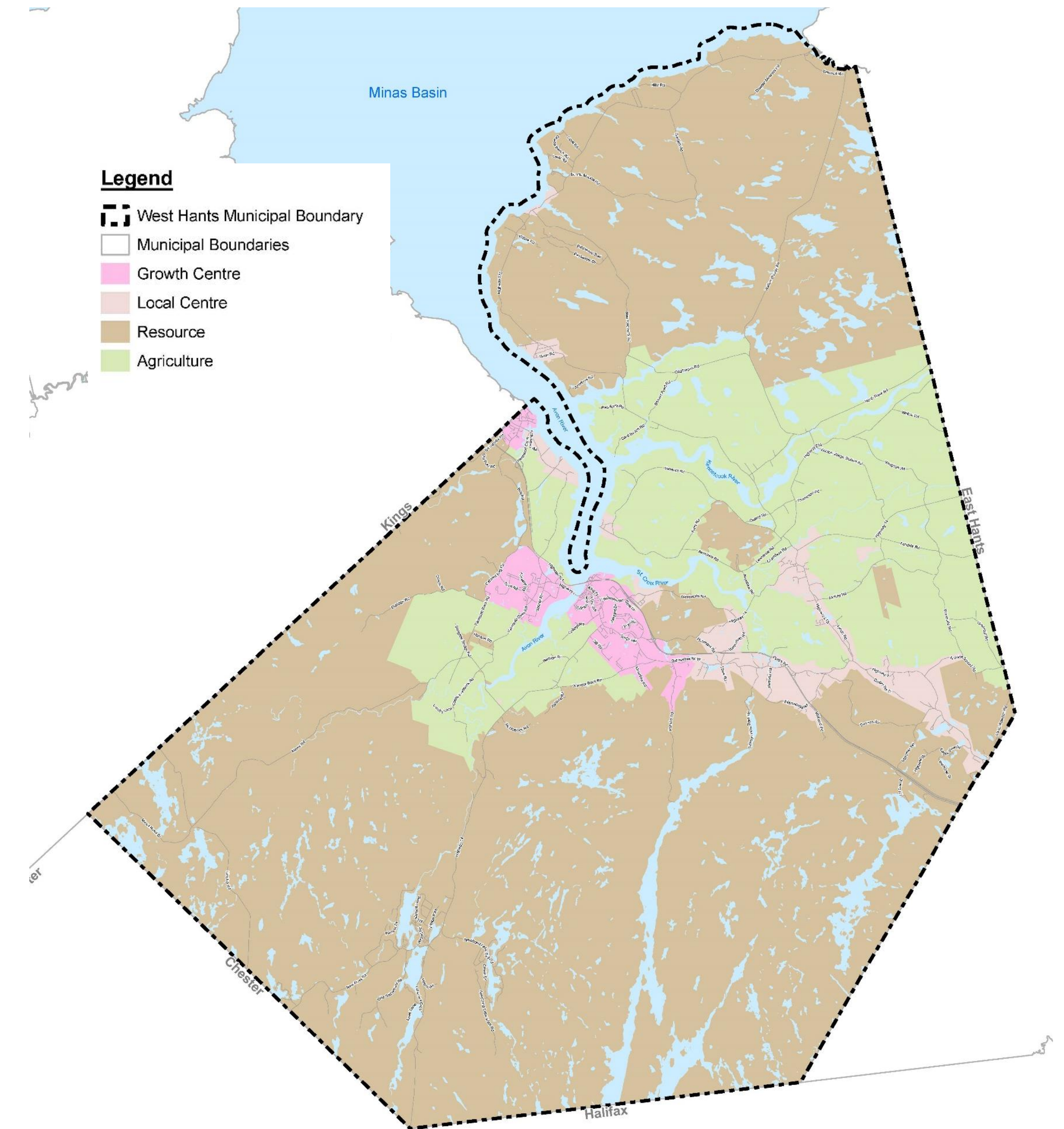
- Serves the local community & supports surrounding Agricultural Areas
- Limited infill through intensification and only permitted subject to servicing capacity
- **Includes:** Brooklyn, Newport Station, St. Croix, Ellershouse, Newport Corner, Ardoise-Cameron Lake, Wentworth Creek, Gypsum Mines- Sweets Corner, Newport Landing, Summerville, Cheverie and Mount Denson

Agricultural Areas

- Comprised of robust and productive lands
- Protected lands
- Supports a sustainable agri-food network and agriculture related business

Resource Areas

- Made up of forested and mineral rich lands where minimal development is anticipated to occur
- Supports renewable energy generation (e.g., wind/solar) projects



New Policy Directions



Transportation

- New policies to facilitate and encourage Active Transportation and Ride Share Programs
- Explore/study feasibility of a public transportation system
- Policies that support the development of a Transportation Master Plan



Environment

- Policies that support new renewable energy generation (e.g., wind farms and solar) projects
- New policies to support Stormwater Management and application requirements for new developments
- Considerations for new development in flood prone areas



Cultural Heritage

- New policies that support Architectural Control Districts (e.g. ability to development additional districts in the municipality)
- New policies to identify and protect archaeological resources and a commitment to work with First Nations and Indigenous Communities
- New policies that implement view planes to limit building heights and protect historic view points, such as Fort Edward

New Policy Directions



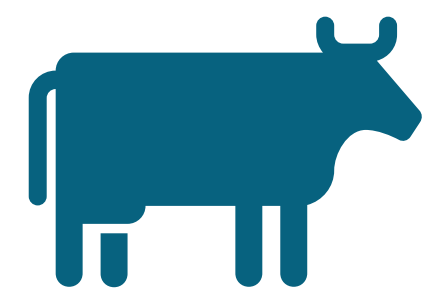
Housing

- Additional dwelling units in an existing single detached dwelling as-of-right
- Carrying forward the recent WHRM Housing Accelerator Funding (HAF) policy changes approved May 13, 2025:
 - Replaced the Single Unit Residential (R-1) zone with a new Low Density Residential (R-1) zone which permits up to 4 units as-of-right
 - Permit up to 6 units as-of-right in the Medium Density (R-2) zone
 - Permit more than 6 units and to a maximum of 12 units as-of-right in the High Density (R-3) zone
- Streamline the application process to only require a development agreement for more than 12 units.



Document Clean-up

- Clarification and simplification of policies to remove ambiguity and streamline decision-making.
- Maintained effective existing policies while introducing strategic updated policies to guide future growth.
- Refining land use designations by removing unnecessary or overlapping categories to better align with community goals.
- Simplifying zoning by eliminating duplicate or redundant zones to create a clearer and more efficient regulatory framework.



Agriculture

- New policies around urban agriculture and household livestock.

Draft Municipal Planning Strategy and Land Use By-law

Summary of Proposed Designations and Zones

Land Use Designations (Draft Municipal Planning Strategy)	Proposed Zones (Draft Land Use By-law)		Permitted Uses
Residential	Low Density Residential (R-1) Medium Density Residential (R-2) High Density Residential (R-3)	Rural Residential (RR) Manufactured Home Park (MHP)	A range of residential uses Institutional uses
Commercial	General Commercial (GC) Highway Commercial (HC) Downtown Core (DC) College Road Comprehensive District (CRCD)	Wentworth Road Commercial (WR-C) Local Commercial (LC) Rural Commercial (RC) Fairground (FG) Recreation Commercial (Rec-C)	A range of commercial uses, including large-format commercial and retail uses Businesses Automotive-related uses Institutional uses Residential uses located in the upper storeys of a mixed-use building (DC Zone only)
Industrial	Industrial (M) Business Park (BP) Resource Industrial (M-1)	Local Centre Industrial (M-2) Local Industrial (LI)	Full range of industrial uses Businesses and Offices (primarily in the BP zone)
Agriculture	Prime Agriculture (P/AG)	Agriculture Priority Two (AR-2) Agriculture Priority Three (AR-3)	Agricultural uses, agricultural-related uses, on-farm diversified uses Limited residential development (accessory to agricultural use)
Resource	General Resource (GR) Mineral Resource (MR)	Water Supply (W) Landfill (LF)	Resource-related uses Waste disposal and recycling facilities Renewable energy generation (wind farms/solar farms) Seasonal dwellings (GR Zone only)
Community Use	Institutional (I) Open Space (OS)		Institutional uses Municipal and public recreational outdoor facilities Larger community parks
Nesbitt Island	Mixed Use (MU)		Residential uses located in the upper storeys of a mixed-use building A range of small to medium-scale commercial uses Institutional uses

Next Steps

- Complete Public Engagement & Prepare What We Heard Report (June 2025)
- Refine & Finalize Planning Documents (Summer 2025)
- Public Hearing (final public input) and Council Adoption (Fall 2025)

How to Stay Involved

Stay informed on future project milestones:



WHRM Project Webpage:

<https://westhants.ca/west-hants-plan-review.html>



Newspaper notices:

Valley Journal



Twitter, Facebook, Instagram

@WHRM_NS

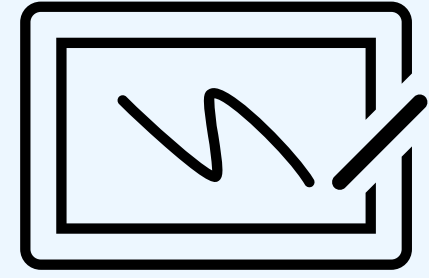
Share your comments or questions with:

Kari Fougere, LPP, MCIP

Acting Director of Planning and Development

902-798-8391 x114 | kfougere@westhants.ca

We Want to Hear from You!



Are there any other comments or questions regarding the new Municipal Planning Strategy or Land Use By-law you would like the project team to know?

Growth Centres

