

The logo consists of the letters 'WWH' in a bold, sans-serif font. The first 'W' is dark blue, the second 'W' is a lighter blue, and the 'H' is dark blue. The background features abstract geometric shapes in shades of blue and green on the left and right sides.

WWH

WINDSOR / WEST HANTS

TOGETHER



WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

VIRTUAL

Wednesday July 28, 2021

Highway 14, Vaughan PID 45288750

Agenda

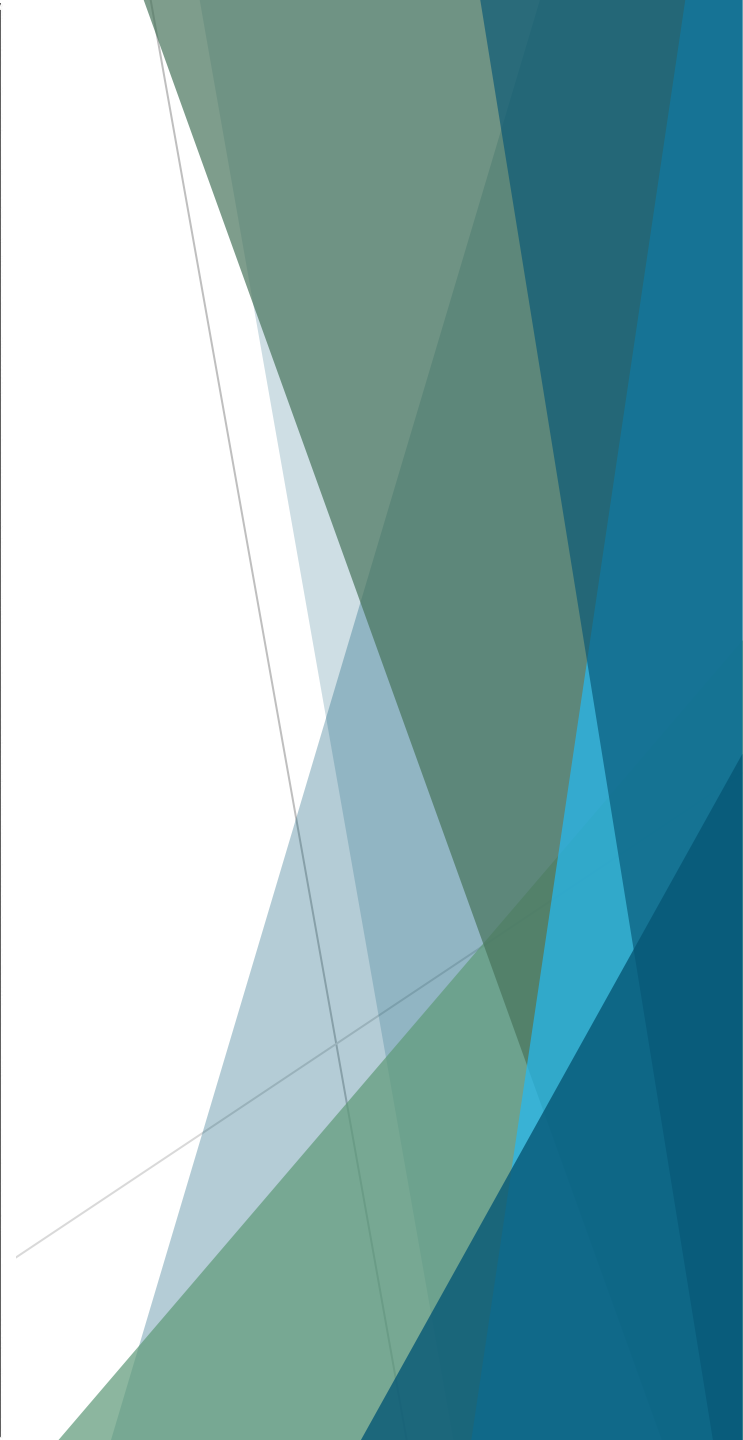
1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer presentation (None)
5. Questions or Comments from the public can be sent until 12 noon on Tuesday August 31 to Planner Poirier to:
 - P.O. Box 3000, Windsor, NS B0N [2T0](#);
 - (902)798-8391 ext. 117; or
 - spoirier@westhants.ca.
6. Conclusion of Public Information Meeting



Hwy 14, Vaughan, PID 45288750
Land Use By-law Amendment
Public Information Meeting
July 28, 2021

Application

- ▶ A completed application was received on June 21, 2021 from Nikhil Vidwans to rezone his property from General Resource (GR) to Rural Commercial (RC) to permit tourist accommodations and a variety of commercial uses which may include an office, arts and craft studio, farm market, personal service shop, restaurant and retail store

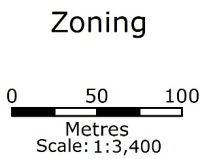




Zoning

- RC (Rural Commercial)
- GR (General Resource)

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- Subject Property
- Civics
- Parcels
- Roads
- Water

Policy

- ▶ **Policy 9.1.6** enables Council to consider rezoning land zoned General Resource (GR) to allow for commercial or industrial uses permitted in the Rural Commercial (RC) zone
- ▶ **Policy 16.3.1** states general criteria for any West Hants Land Use By-law amendment

Rural Commercial (RC) Zone

Permitted Uses

- Automobile service stations
- Banks and financial institutions
- Clubs
- Day care centres, licensed or non-licensed
- Farm supplies and equipment sales and service
- **Farm markets**
- Funeral homes
- Garden and nursery production, sales and supplies
- Hotels, motels and other **tourist accommodations**, but does not include campgrounds
- Kennels

Rural Commercial (RC) Zone

Permitted Uses Cont.

- Licensed Cannabis Nurseries
- **Offices**
- One dwelling unit in conjunction with a permitted commercial use, located either in the same building or as a single unit dwelling on the same lot
- **Personal service shops**
- Post offices and postal outlets
- **Restaurants**
- **Retail stores**
- Existing dwellings

Rural Commercial (RC) Zone

Zone Requirements

- ▶ **Maximum Commercial Floor Area:** 5,000 ft² (464.50 m²)

does not apply to automobile service stations, clubs, farm equipment sales and service, garden and nursery production, and hotels, motels and other tourist accommodations

- ▶ **Lot Access:** Driveways shall meet Nova Scotia Department of Transportation and Active Transportation (DTAT) requirements for commercial access

- ▶ **Uses that Involve Flammable Goods:** any automobile service station or farm supplies and equipment sales and service business is required to:

(i) have access to a minimum of two (2) exit routes for the lot; and

(ii) provide evidence of a water supply that meets the local Fire Department requirements.

Additional Amendments

Arts and Craft Studios

- ▶ All proposed uses except “arts and craft studios” are permitted in the Rural Commercial (RC) zone as-of-right
- ▶ Staff are consider adding “arts and craft studios” as a permitted use in the Rural Commercial (RC) zone

Additional Amendments

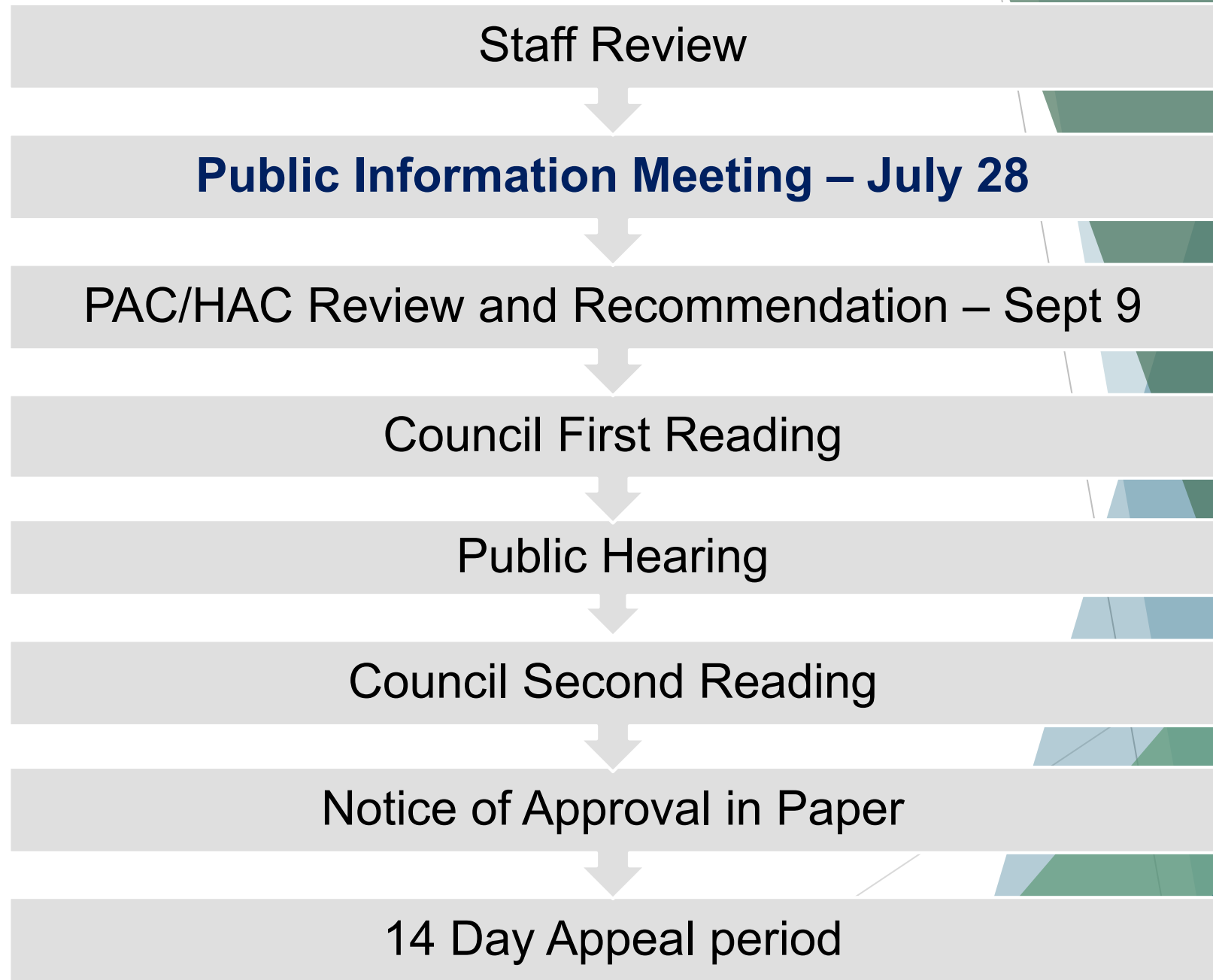
Multiple Buildings on a Lot

- ▶ The applicant is proposing multiple tourist accommodations and commercial uses
- ▶ Staff are considering amendments to Section 5.27 of the West Hants Land Use By-law to permit multiple buildings, such as multiple tourist accommodations, to be permitted on the lot

Process

Notice was placed
in the local paper

Properties within
500' were notified
of the Public
Information Meeting



Comments / Questions to date

- ▶ Four (4) phone calls
 - ▶ Internet: Many residents in Vaughan area unable to view meeting
 - ▶ Driveway access: Department of Transportation and Active Transit (DTAT) have been contacted as part of the application process; Rural Commercial (RC) zone requires driveway to meet DTAT commercial access standards
 - ▶ Scale: Maximum of 5,000 ft² of commercial floor area permitted
 - ▶ Distance to abutting properties
 - ▶ Application timeline

Comment Submission

- ▶ Comments and questions can be submitted by the public until noon on **August 31**
- ▶ All correspondence should be sent to:
Sara Poirier, Senior Planner

Phone	902-798-8391 ext. 117
Email	spoirier@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



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