



**West Hants**  
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# Hwy 14, Vaughan, PID 45288750 Land Use By-law Amendment

Council First Reading  
September 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





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# WHMPS 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



# 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 recommending 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 recommending 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



# Specific Criteria for Amendment

- *Policy 9.1.6* establishes specific criteria to be considered by Council
- In summary, the criteria are met since:
  - ✓ the proposed uses will be contained within buildings on the subject lot and are not expected to adversely affect existing resource uses in the area;
  - ✓ DTAT is requiring an access management review and upgrades to the driveway to meet its private lane design criteria to ensure safe and efficient access is provided; and
  - ✓ the proposed uses are not considered obnoxious by virtue of noise, odours, dust, fumes or other emissions.



# General Criteria for Amendment

- *Policy 16.3.1* states general criteria for any West Hants Land Use By-law amendment
- In summary:
  - ✓ the proposal is not premature or inappropriate for the area;
  - ✓ no municipal costs related to the proposal are anticipated; and
  - ✓ the Fire Chief, Manager of Building and Fire Inspection Services, Development Officer, and Project Engineer for the Public Works Department have no major concerns.

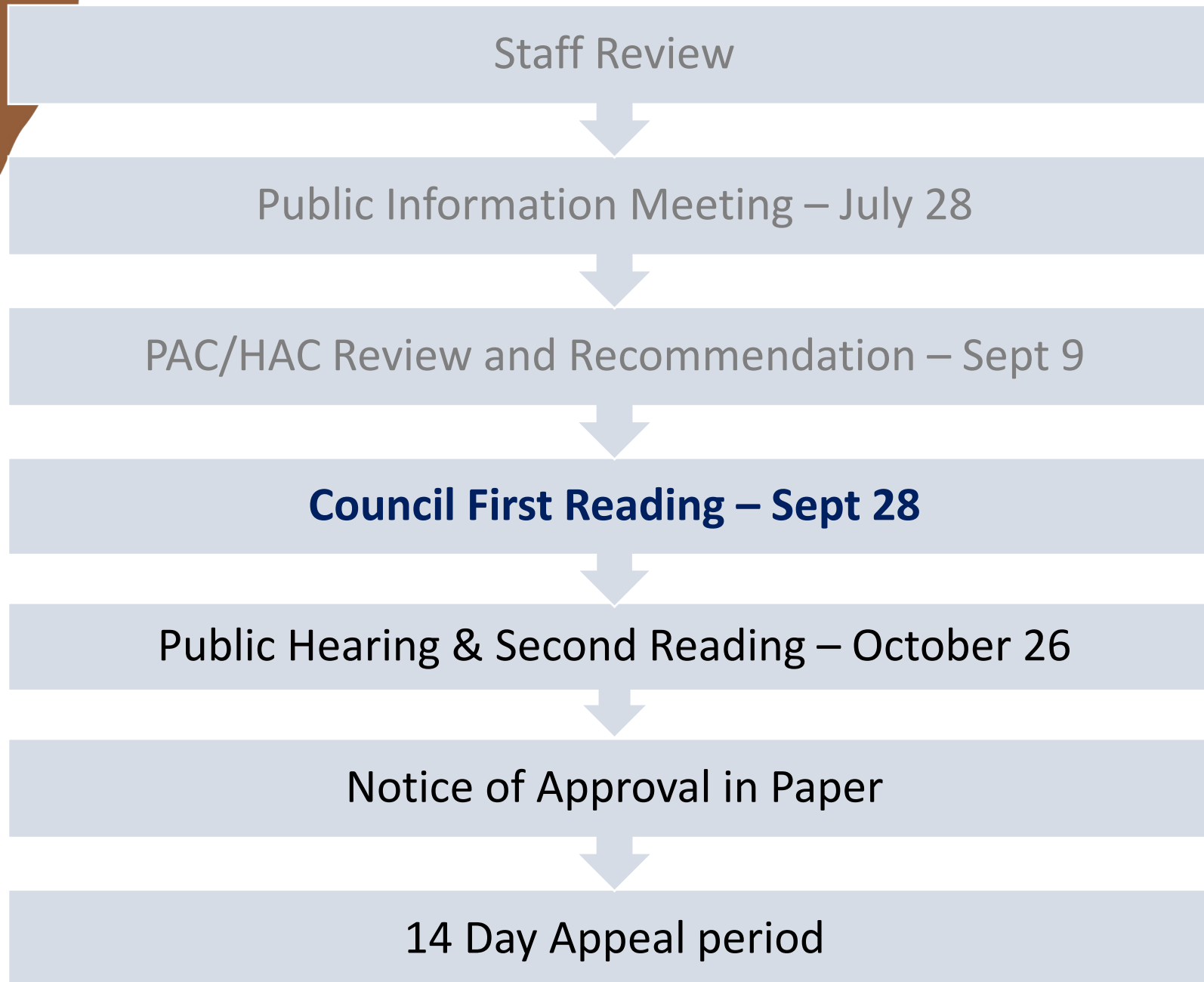


# Public Information Meeting Notes

- A virtual Public Information Meeting was held on July 28. The meeting was broadcast live on the Municipal Facebook page.
- The deadline for comments was August 31
- Five (5) residents provided verbal comments
- No emails or letters were received



# Process



# Recommendation

... that Council gives First Reading and will hold a Public Hearing to consider amending the Zoning Map of the West Hants Land Use By-law to enable the lot located at PID 45288750 in Vaughan to be rezoned from the General Resource (GR) zone to the Rural Commercial (RC) zone; to amend the text of the West Hants Land Use By-law to add “Arts and crafts studios” to the list of permitted uses in the Rural Commercial (RC) zone; and to allow more than one main building on a lot in the Rural Commercial (RC) zone, all as shown on the map attached as Figure 3 and in Attachment A to the report #21-12 to the Planning and Heritage Advisory Committee dated September 9, 2021.





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