



West Hants
something inspiring awaits

Hwy 14, Vaughan, PID 45288750 Land Use By-law Amendment

Public Hearing
October 26, 2021

something inspiring awaits

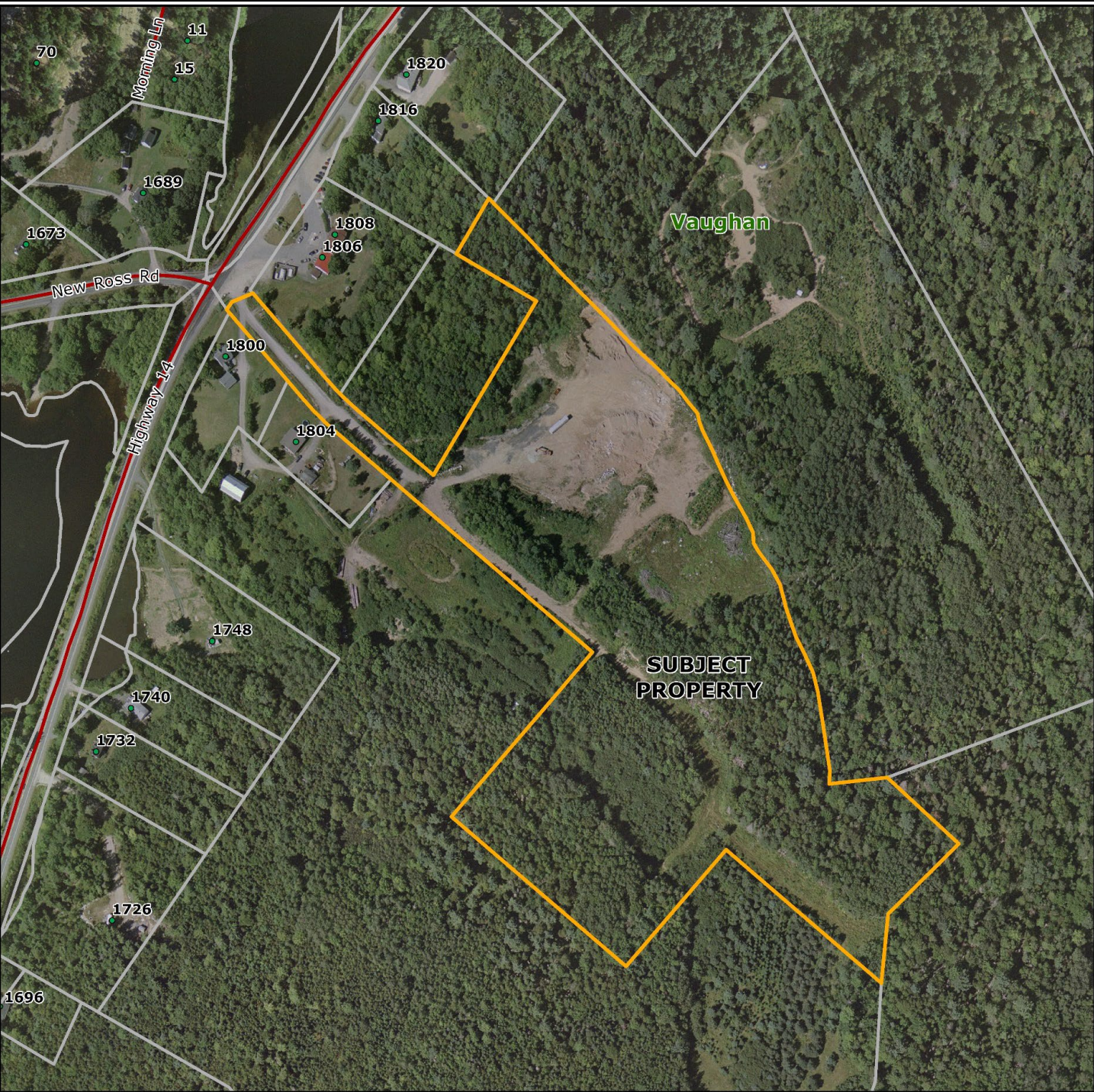


Application

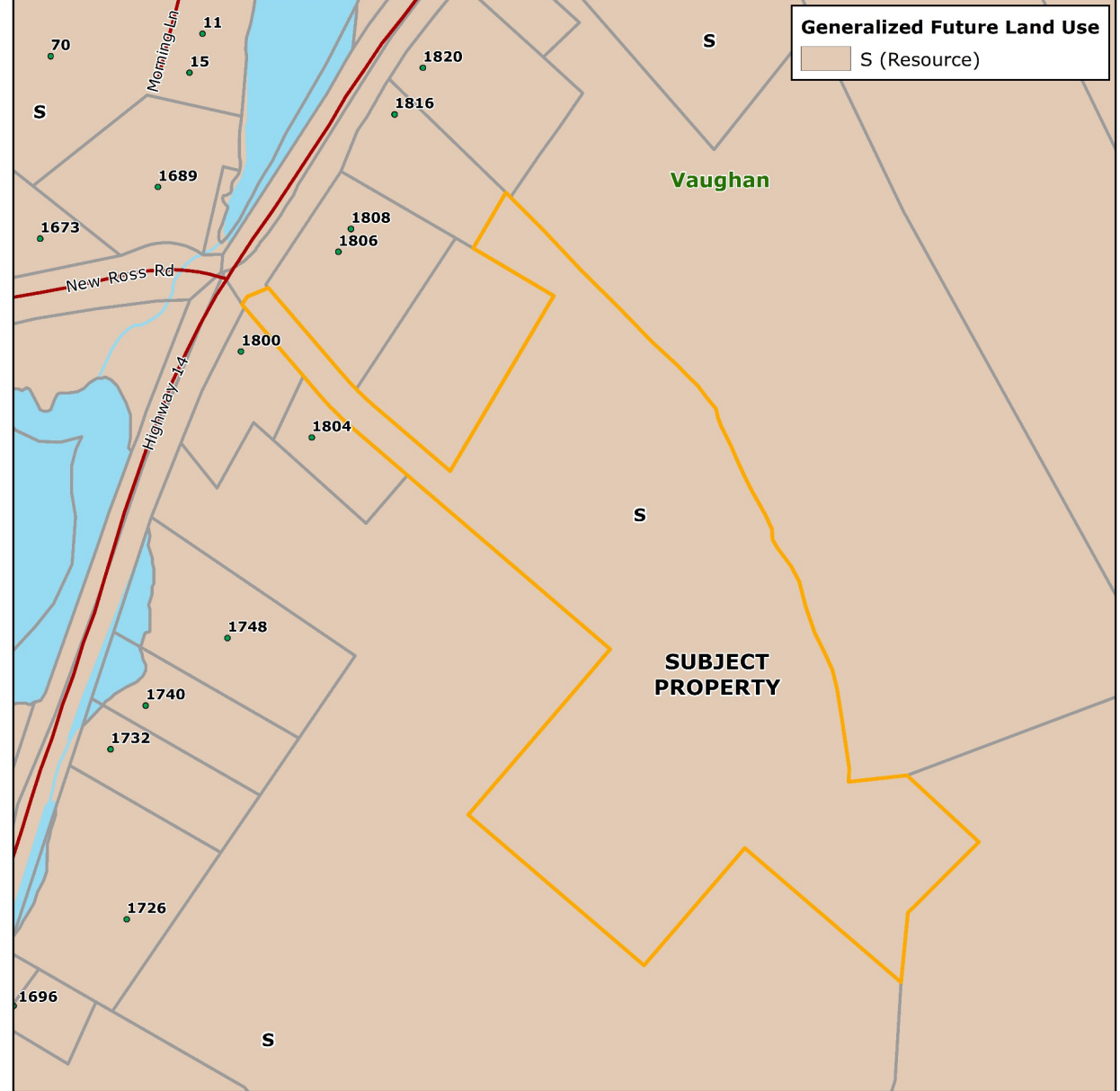
- A completed application was received on June 21, 2021 from Nikhil Vidwans to rezone his property from General Resource (GR) to Rural Commercial (RC) to permit tourist accommodations and a variety of commercial uses which may include an office, arts and craft studio, farm market, personal service shop,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



Orthophoto

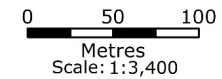


GFLUM



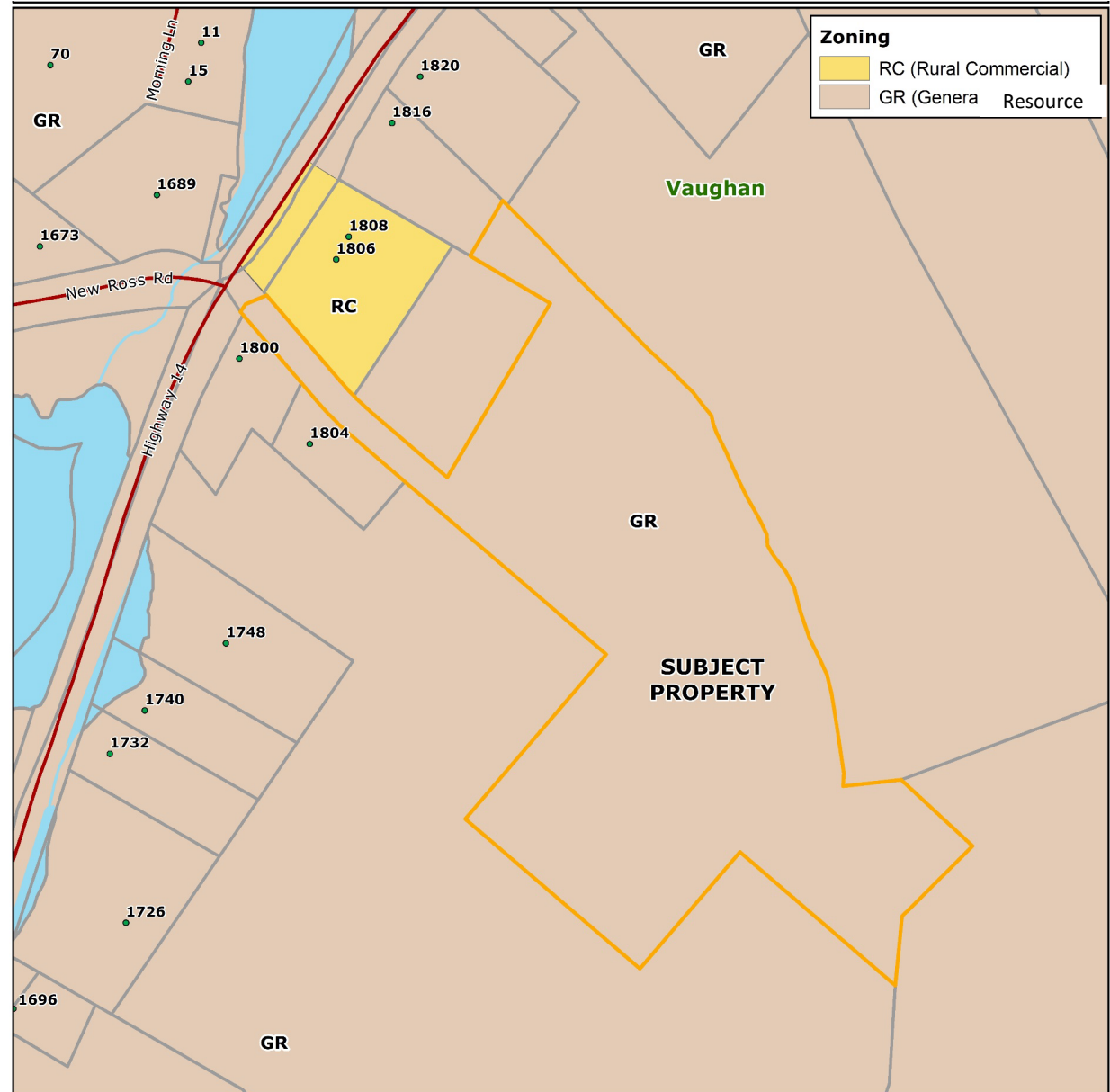
Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for used for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Municipality Planning and Development Department June 2021

Generalized Future Land Use



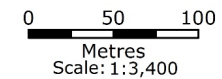
- Subject Property
- Civics
- Parcels
- Roads
- Water


Zoning



Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for used for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Municipality Planning and Development Department June 2021

Zoning



-  Subject Property
-  Civics
-  Parcels
-  Roads
-  Water

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



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 Transit (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 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
 - Driveway access, keeping visitors on the property, sewer/water and timeline
- No emails or letters were received

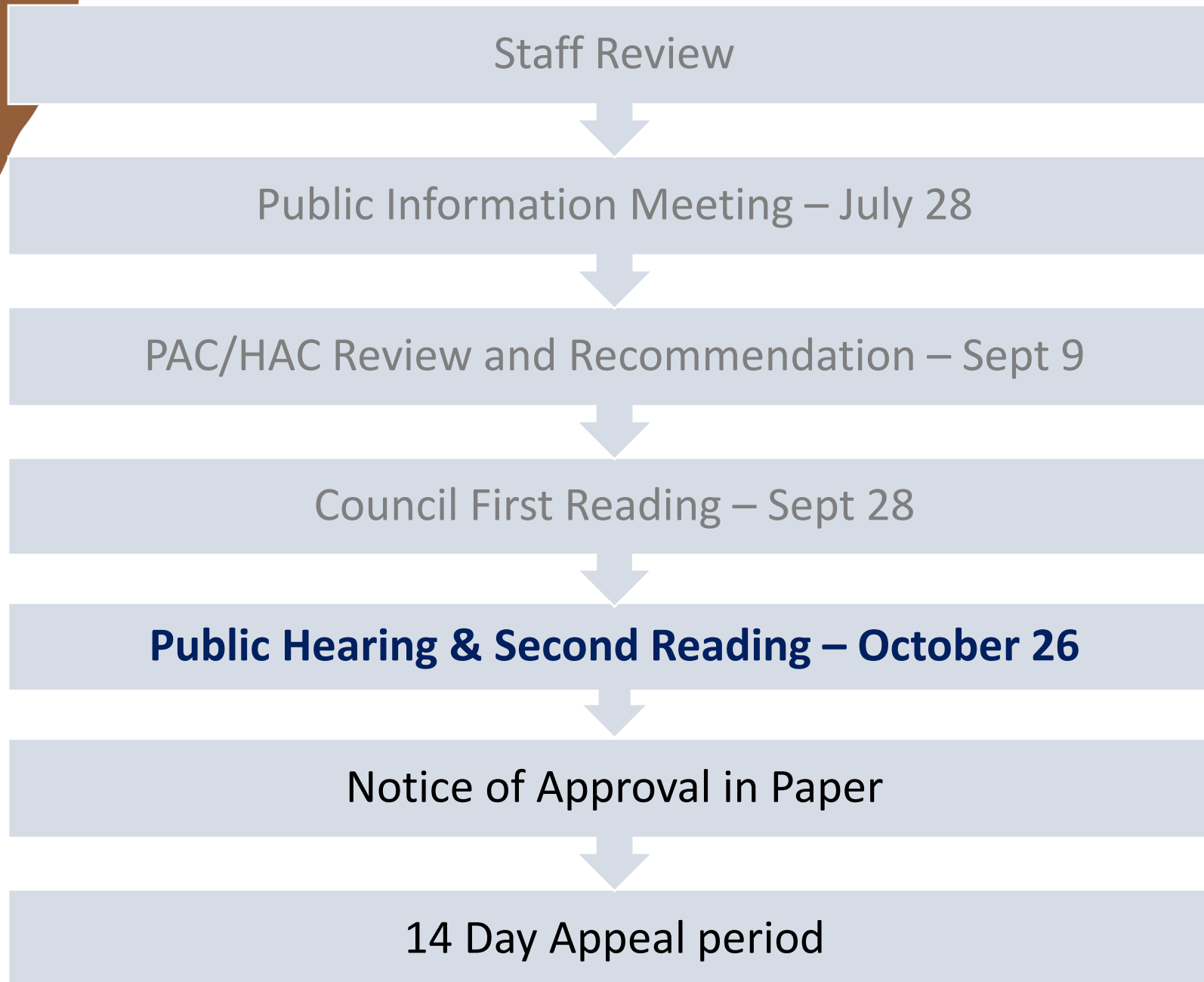


Questions / Comments

- Two residents asked to attend tonight's Public Hearing virtually:
 - Clarence Tibbo
 - Stephen Zheng
- I would like to provide this opportunity for those residents to ask any questions or provide comments on the application at this time
- No other comments/questions were received



Process





West Hants
something inspiring awaits

westhants.ca

Recommendation

...that Council gives Second Reading to and approves amending the Zoning Map of the West Hants Land Use By-law by re-zoning PID 45288750, Vaughan from the General Resource (GR) zone to the Rural Commercial (RC) zone; by amending the text of the West Hants Land Use By-law by adding “Arts and crafts studios” to the list of permitted uses in the Rural Commercial (RC) zone; and by allowing 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.