

# WEST HANTS REGIONAL MUNICIPALITY

## Public Information Meeting

Thursday, October 13, 2022

394 Greenhill Road, Greenhill

### Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation
5. Questions or Comments from the public can be sent until noon on October 28 to Planner Dunphy to:
  - P.O. Box 3000, Windsor, NS B0N 2T0;
  - (902) 798-8391 ext. 118; or
  - [adunphy@westhants.ca](mailto:adunphy@westhants.ca)
6. Conclusion of Public Information Meeting



# 394 Greenhill Road, Greenhill Development Agreement

Public Information Meeting

October 13<sup>th</sup>, 2022

something inspiring awaits

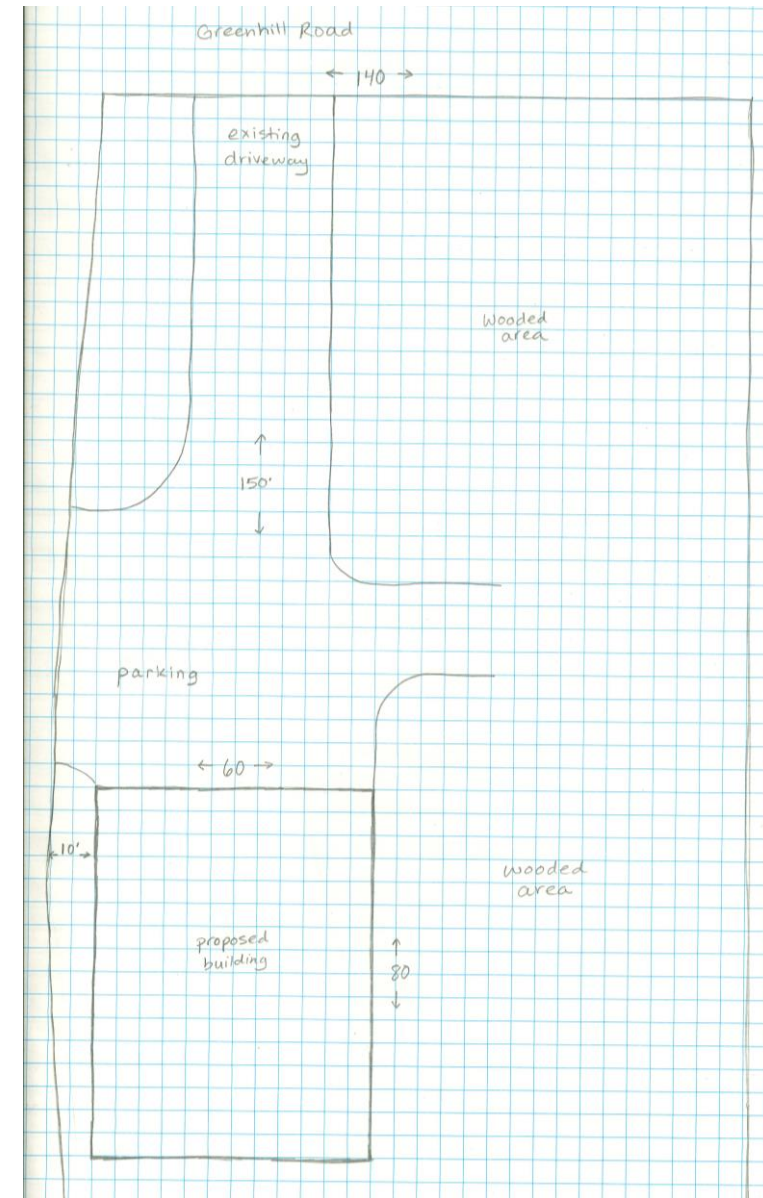
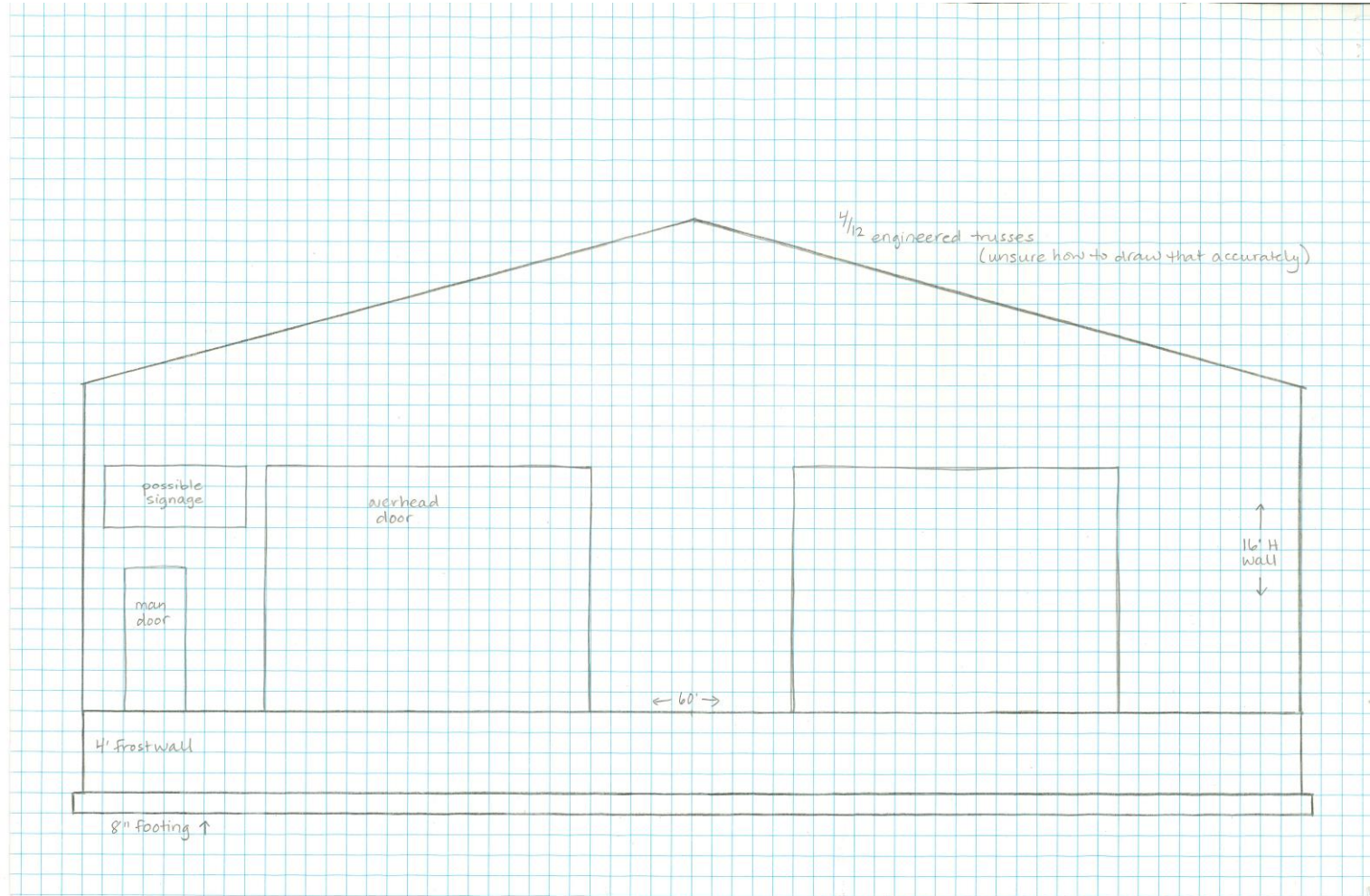


# Application

- A completed application was received from Jeff Brown and Erika Rice on September 6<sup>th</sup>, 2022.
- The application was to permit a heavy truck and equipment repair shop by development agreement.



# Site Plan





West Hants

394 Greenhill Road, Greenhill  
PID 45118502



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 use for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Planning and Development Department September, 2022.

Orthophoto

0 50 100  
Metres  
Scale: 1:2,800

-  Subject Parcel
-  Parcels
-  Civic 394
-  Roads

# Orthophoto

- The subject lot is primarily wooded land with a residence and cleared area located on a driveway
- Adjacent properties are primarily wooded land, with cleared fields to the north, and sparse residential uses

something inspiring awaits



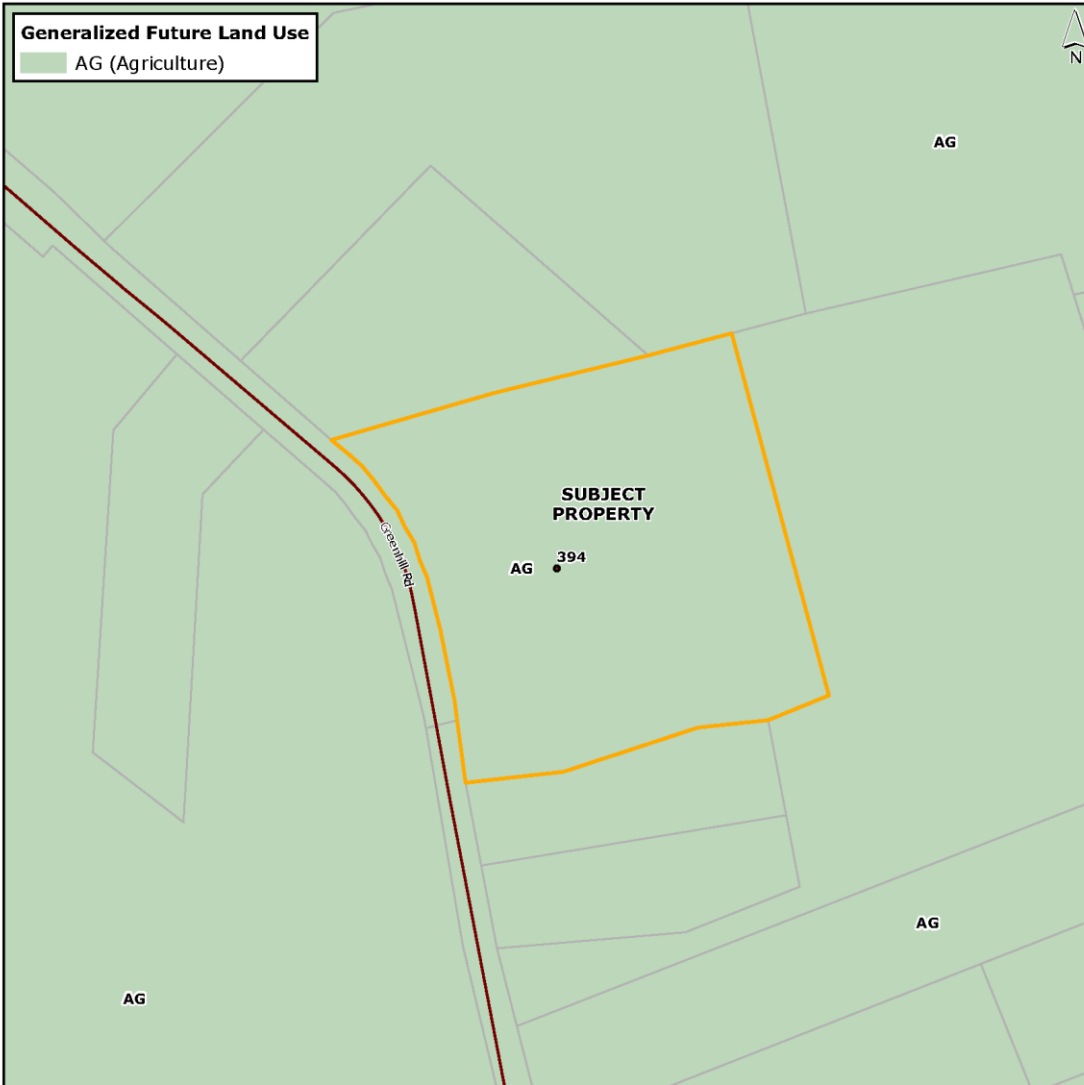


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West Hants

Generalized Future Land Use

AG (Agriculture)



# GFLUM - Current

Current Designation:

- Agriculture

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Generalized Future Land Use

0 50 100  
Metres  
Scale: 1:2,800

- Subject Parcel
- Parcels
- Civic 394
- Roads

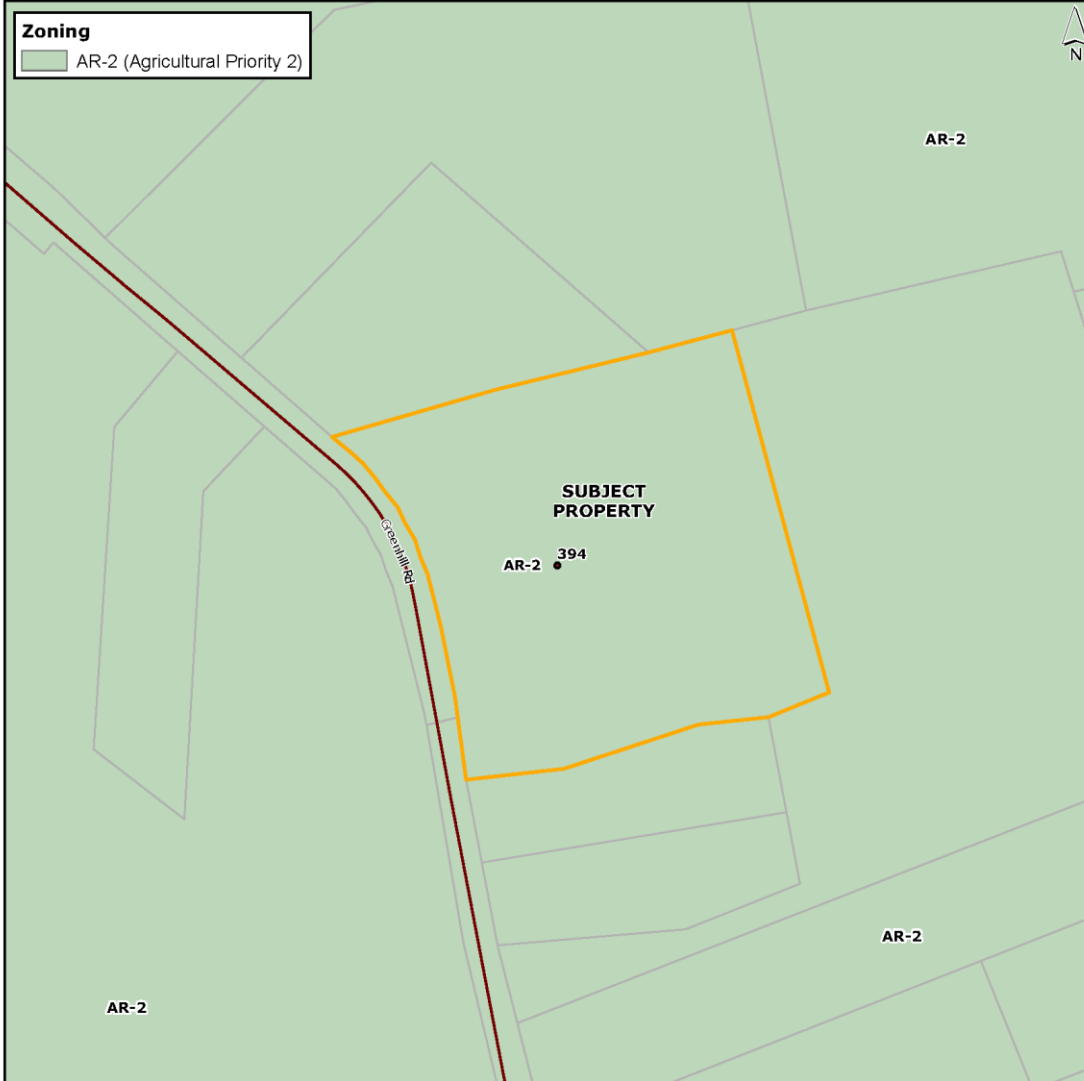
something inspiring awaits





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# Zoning - Current

Current Zone:

- Agricultural Priority Two (AR-2)

Permitted Uses:

- Agricultural Uses
- Agricultural Support Uses
- Churches, Community Centres, and Fire Halls
- Forestry and Forestry Related Activities
- Manufactured Homes
- One and Two-unit Dwellings

something inspiring awaits





View of Proposed Development Location on Subject Lot





View of Greenhill Road from Subject Lot Access

# West Hants MPS – Enabling Policy

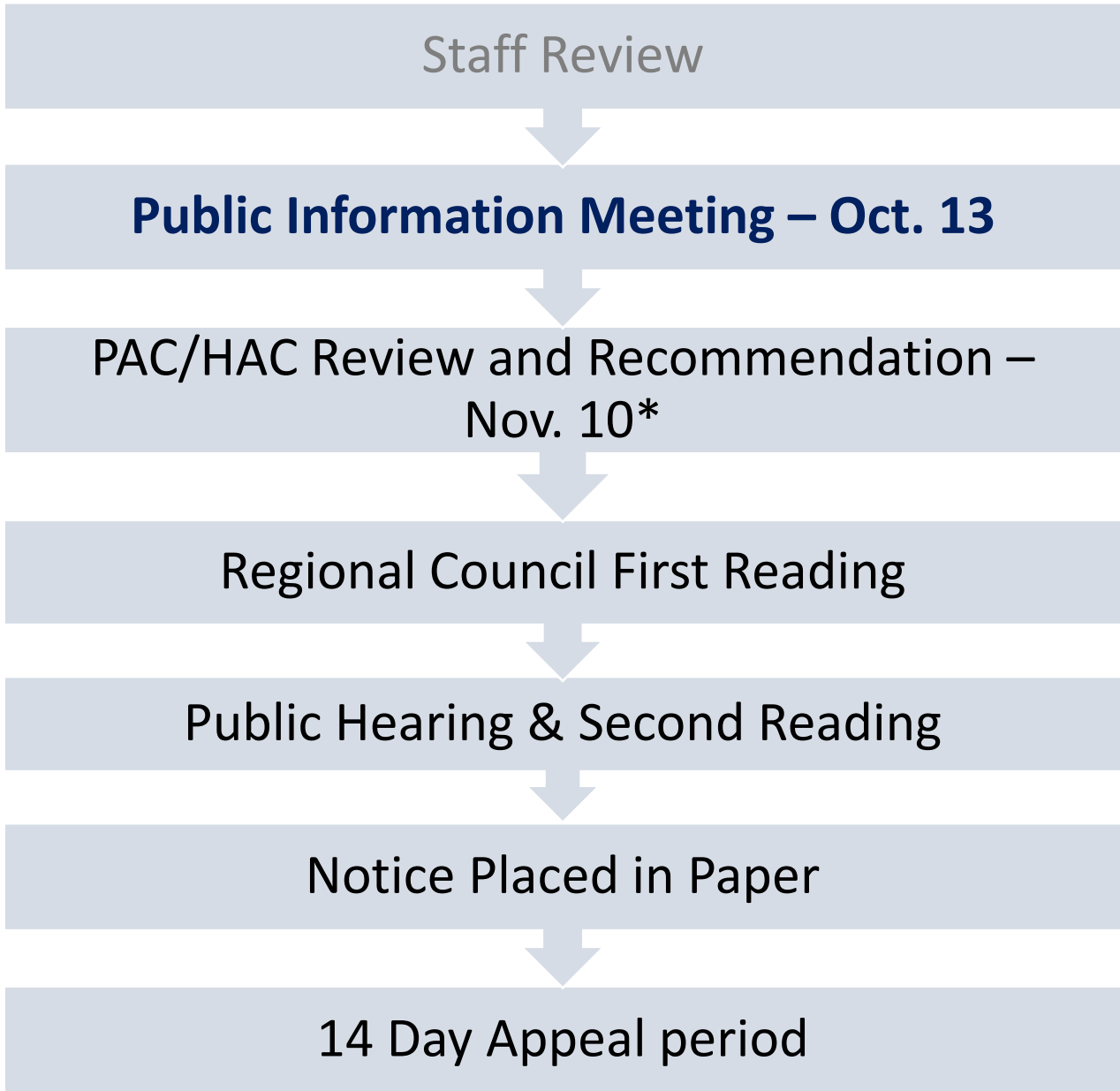
**Policy 8.9.4** provides Council with the ability to consider new non-resource uses from the Resource Industrial (M-1) zone by development agreement.

A development agreement is a legal contract between the Municipality and a property owner to permit a use that is not permitted in the underlying zone.

# West Hants MPS – Criteria Policy

- **Policy 8.6.1** states the criteria for the agrologist report required to determine the agricultural capability for the subject lot.
- **Policy 16.3.1** states general criteria for development agreements.





# Process

Notice was placed in the Valley Journal

Properties within 500 ft were notified of the Public Information Meeting

\*Anticipated Date



# Comments Submission

- Comments and questions can be submitted by the public until noon on **October 28<sup>th</sup>**
- All correspondence should be sent to:

Alex Dunphy, Planner

Phone	902-798-8391 ext. 118
Email	adunphy@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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