

# WEST HANTS REGIONAL MUNICIPALITY

## Public Information Meeting

Thursday, September 8, 2022

697 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 September 23 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



# 697 Greenhill Road, Greenhill Rezoning

Public Information Meeting

September 8<sup>th</sup>, 2022

something inspiring awaits



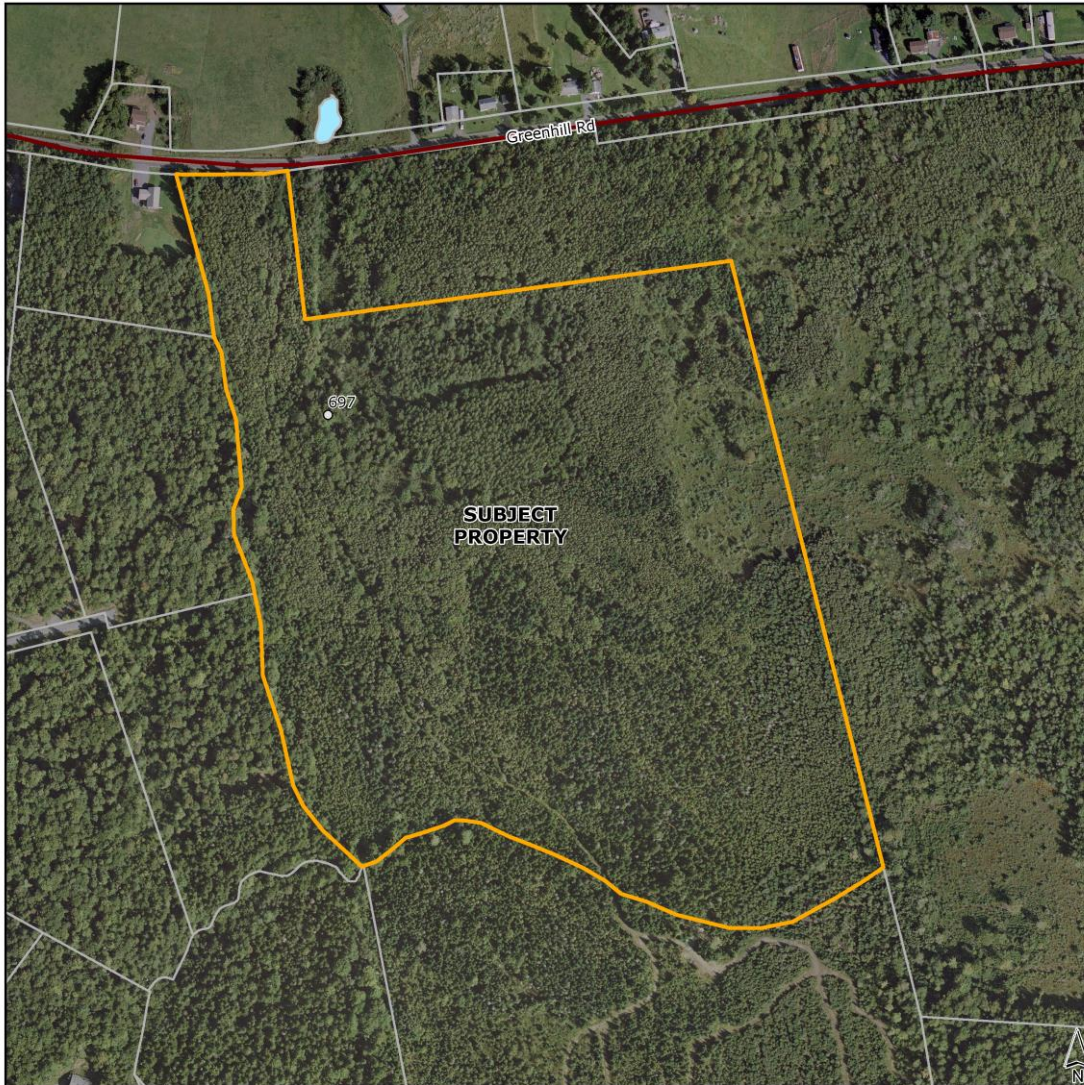
# Application

- A completed application was received from Doug Faulkner on August 15<sup>th</sup>, 2022.
- The application was to permit rezoning to the Rural Residential (R-4) zone to permit residential subdivision and construction of a private road.



West Hants

697 Greenhill Road, Greenhill  
PID 45026010



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Orthophoto

0 75 150  
Metres  
Scale: 1:4,000

- Civic 697
- ▭ Subject Parcel
- ▭ Parcels
- Roads
- Water

# Orthophoto

- The subject lot is primarily undeveloped land
- Adjacent properties have residential uses or are undeveloped lots

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**Generalized Future Land Use**

AG (Agriculture)



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**Generalized Future Land Use**

0 75 150  
Metres  
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- Civic 697
- ▭ Subject Parcel
- ▭ Parcels
- ▬ Roads
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# GFLUM - Current

Current Designation:

- Agriculture

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**Zoning**  
AR-2 (Agricultural Priority 2)



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**Zoning**

0 75 150  
Metres  
Scale: 1:4,000

- Civic 697
- ▭ Subject Parcel
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- ▭ Water

# 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

Only one subdivision per calendar year shall be permitted.

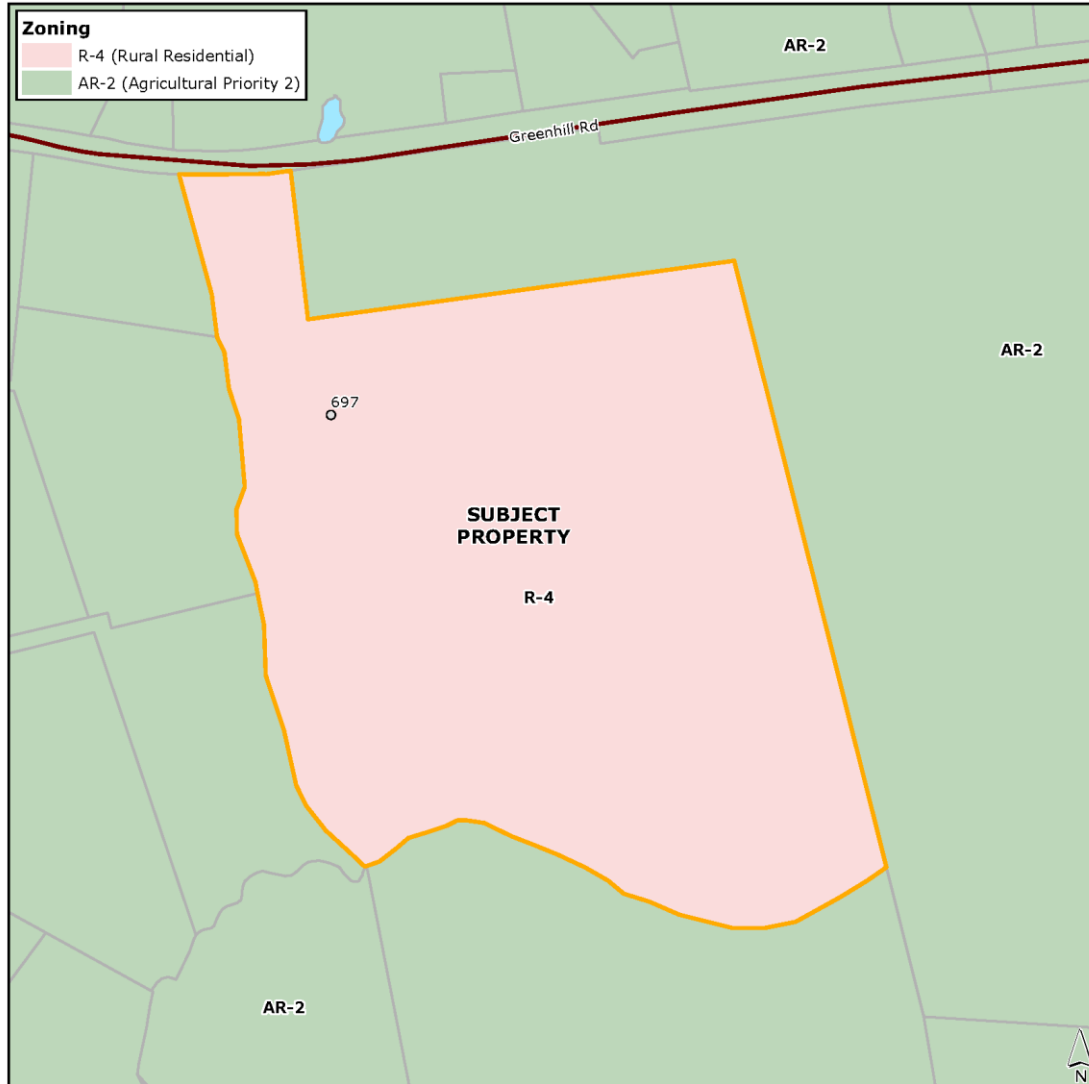
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# Zoning - Proposed

Proposed Zone:

- Rural Residential (R-4)

Permitted Uses:

- Manufactured Homes
- Seasonal Dwellings subject to the GR zone requirements
- Single and Two-unit Dwellings

Allows residential subdivisions and private road construction.

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View of Subject Lot access from Greenhill Road



View of Properties adjacent to Subject Lot Access

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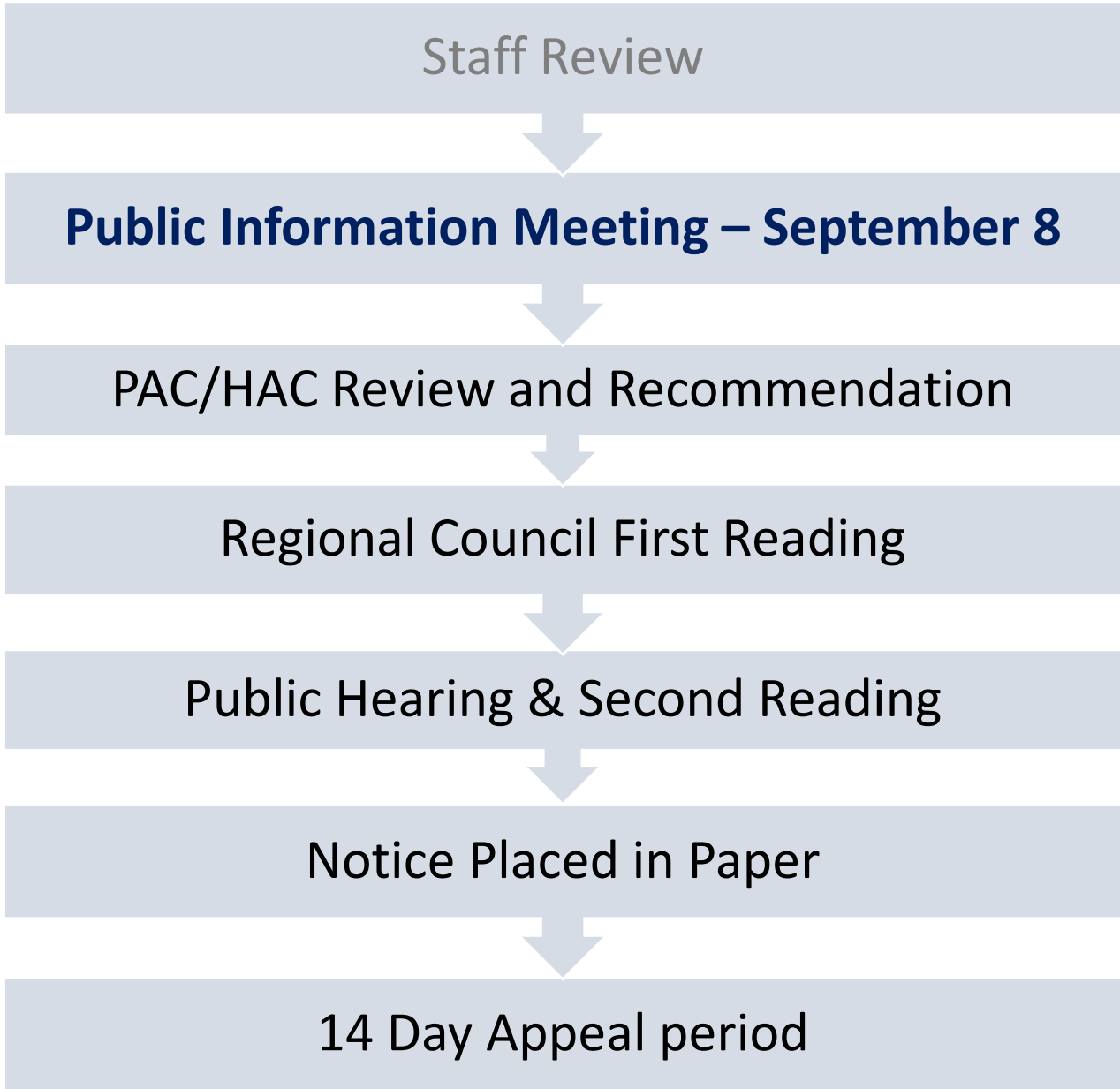
# West Hants MPS – Enabling Policy

**Policy 8.9.3** provides Council with the ability to consider rezoning land from Agricultural Priority Two (AR-2) to Rural Residential (R-4) based on a report prepared by a professional agrologist.

# 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 amendments to the Land Use By-law.





# Process

Notice was placed in the Valley Journal

Properties within 500 ft were notified of the Public Information Meeting



# Comments Submission

- Comments and questions can be submitted by the public until noon on **September 23**
- 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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