

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Thursday, November 10, 2022

Bog Road, Hants Border

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 November 25 to Planner Dunphy to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 118; or
 - adunphy@westhants.ca
6. Conclusion of Public Information Meeting



Bog Road, Hants Border Rezoning Request

Public Information Meeting
November 10th, 2022

something inspiring awaits



Application

- A completed application was originally received from Claude O'Hara on October 23rd, 2022. The applicant has now changed to Sheldon Chisholm.
- The application was to permit the building of multiple semi-detached dwellings by rezoning to the Two Unit Residential (R-2) zone.



West Hants

Bog Road
PID's 45366473, 45366481, 45366499,
45366507, and 45366515



Orthophoto

- The subject lots are primarily open field and cleared land abutting Bog Road
- There are a number of residential uses located abutting and directly across Bog Road from the subject lots, as well as a former agricultural use behind the subject lots

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 October 2022

Orthophoto

0 50 100
Metres
Scale: 1:3,000

-  Subject Properties
-  Community Boundaries
-  Parcels
-  Roads

something inspiring awaits





West Hants

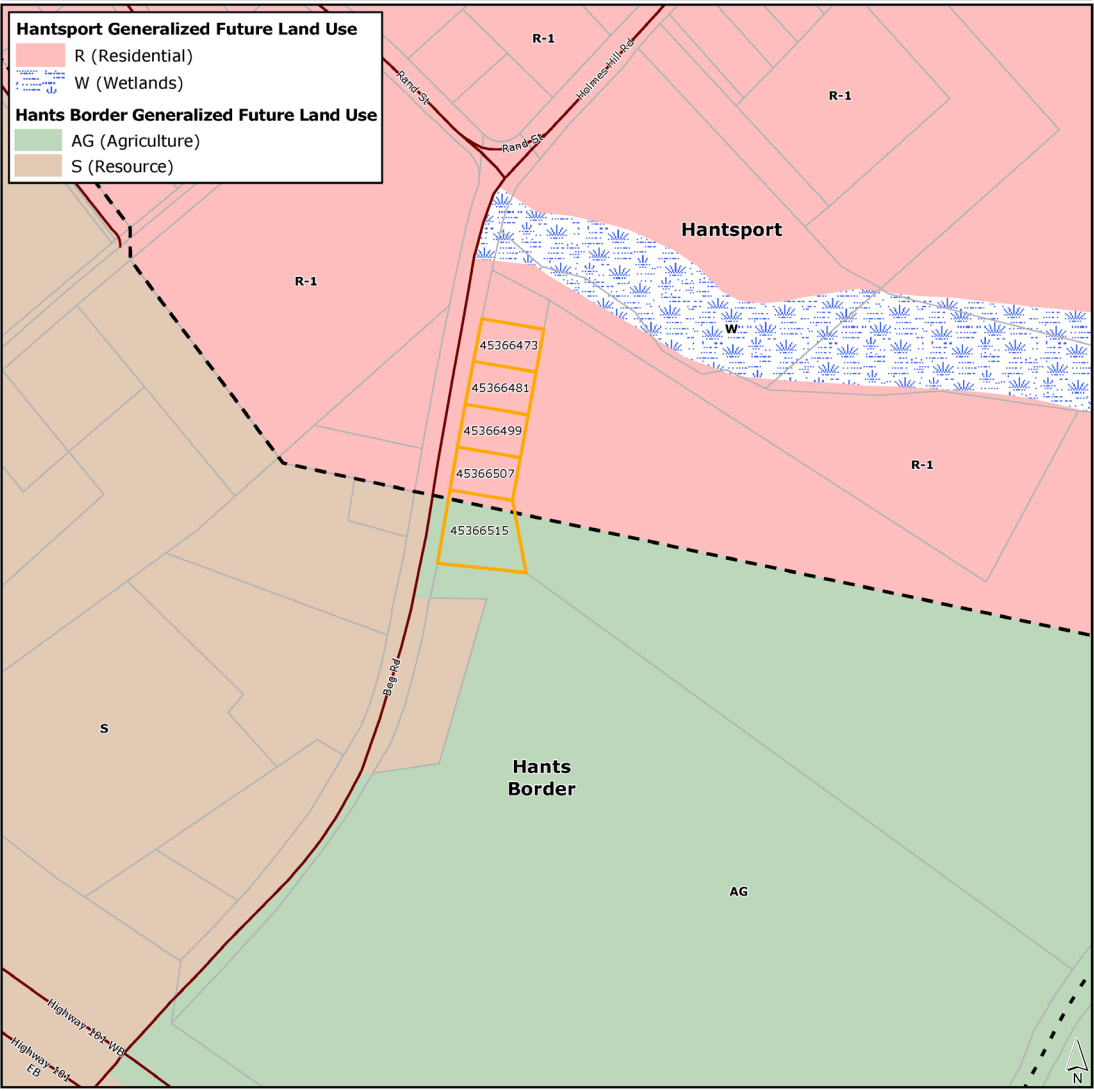
Bog Road
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Hantsport Generalized Future Land Use

- R (Residential)
- W (Wetlands)

Hants Border Generalized Future Land Use

- AG (Agriculture)
- S (Resource)



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Generalized Future Land Use

0 50 100
Metres
Scale: 1:3,000

- Subject Properties
- Community Boundaries
- Parcels
- Roads

GFLUM - Current

Current Designation Hantsport:

- Residential

Current Designation West Hants:

- Agriculture

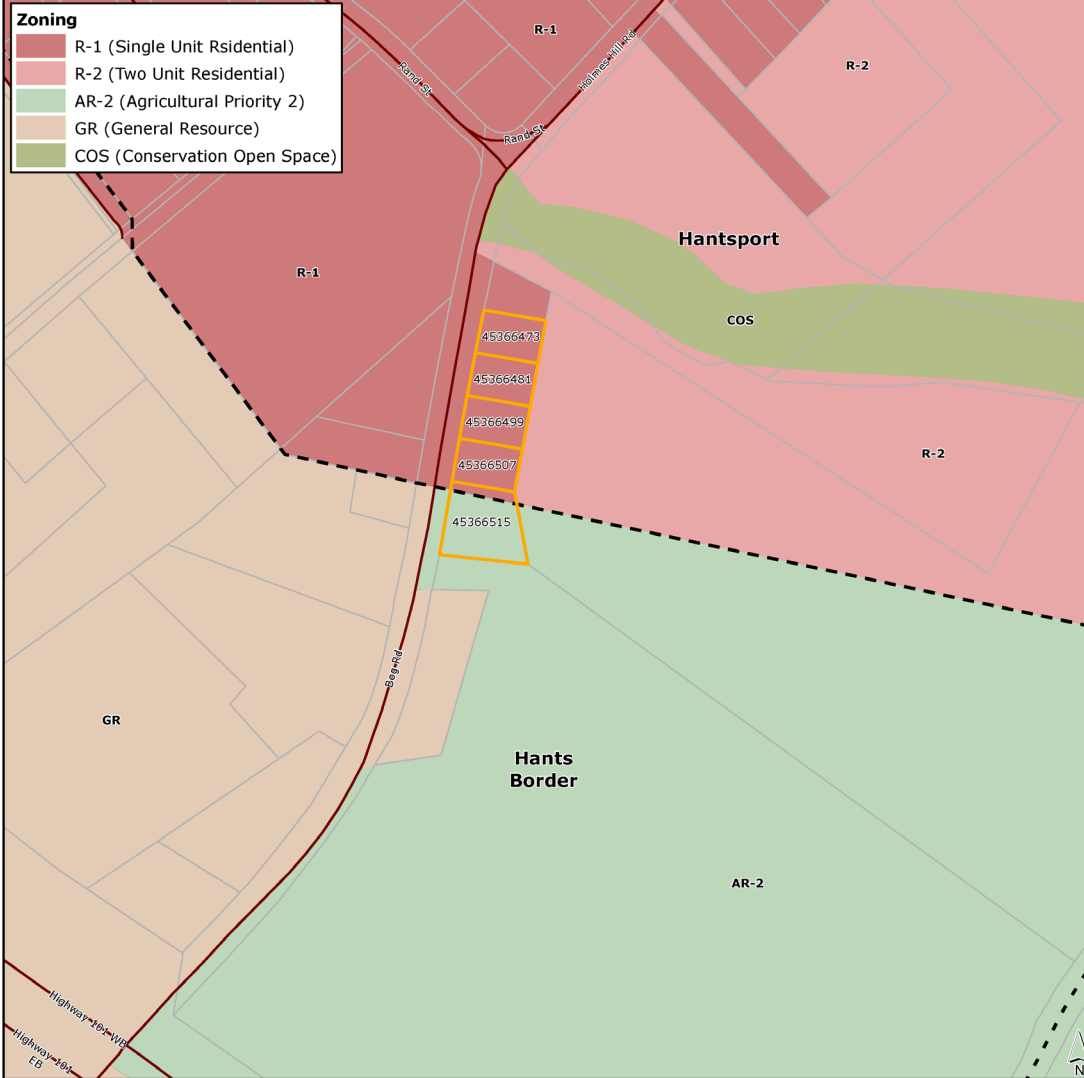
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Zoning - Current

Current Zone Hantsport:

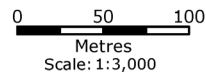
- Single Unit Residential (R-1)

Current Zone West Hants:

- Agricultural Priority Two (AR-2)

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Zoning



- Subject Properties
- Community Boundaries
- Parcels
- Roads

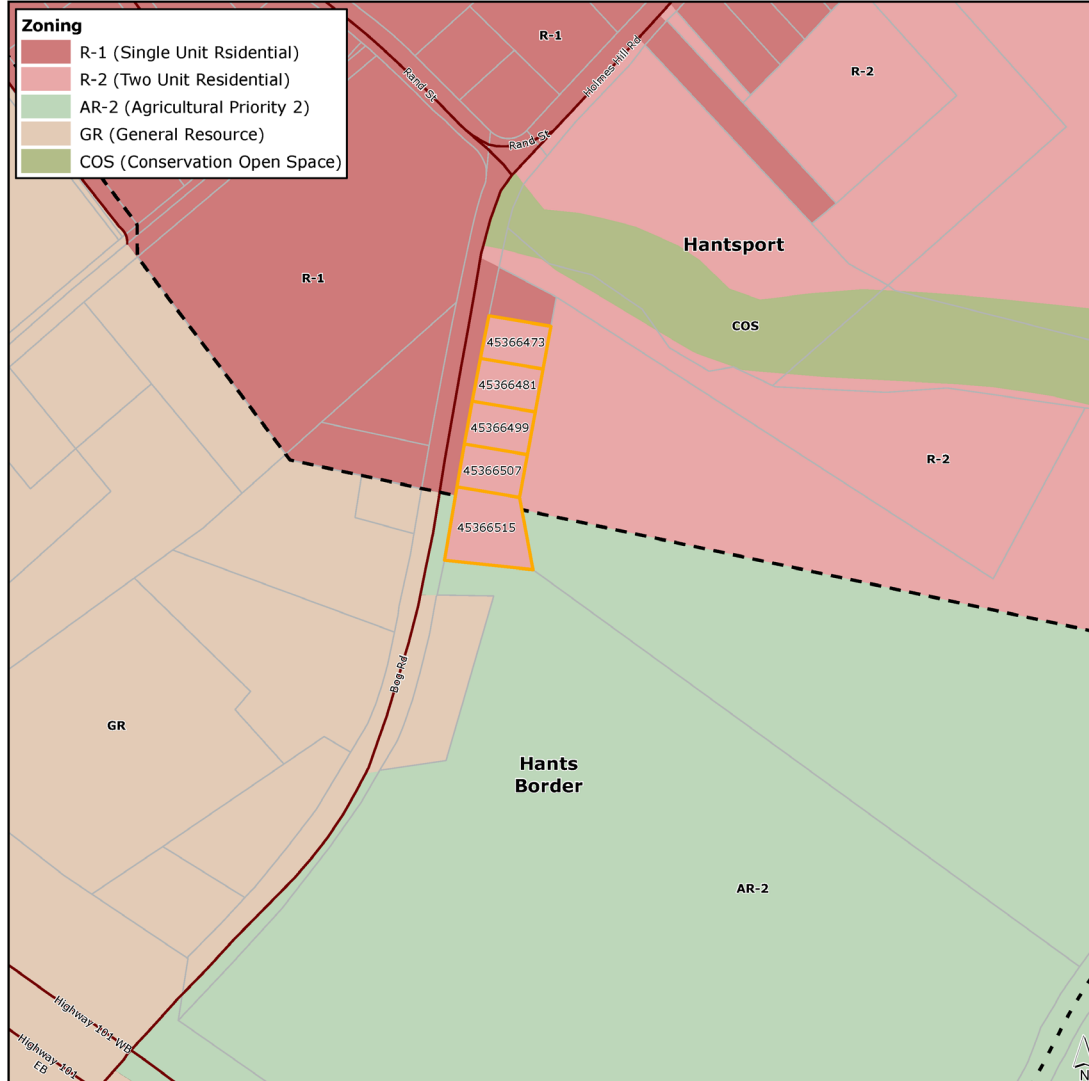
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Bog Road
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Zoning - Proposed

Proposed Zone:

- Two Unit Residential (R-2)

Permitted Uses –
Hantsport

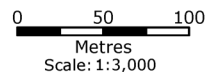
- Single and Two-unit Dwellings
- Guest houses
- Bed & breakfast
- Boarding rooms
- Residential day care

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- Single and Two-unit Dwellings
- Mini homes

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Proposed Zoning



- Subject Properties
- Community Boundaries
- Parcels
- Roads

something inspiring awaits





View from Subject Lots along Bog Road



View of surrounding properties from Bog Road



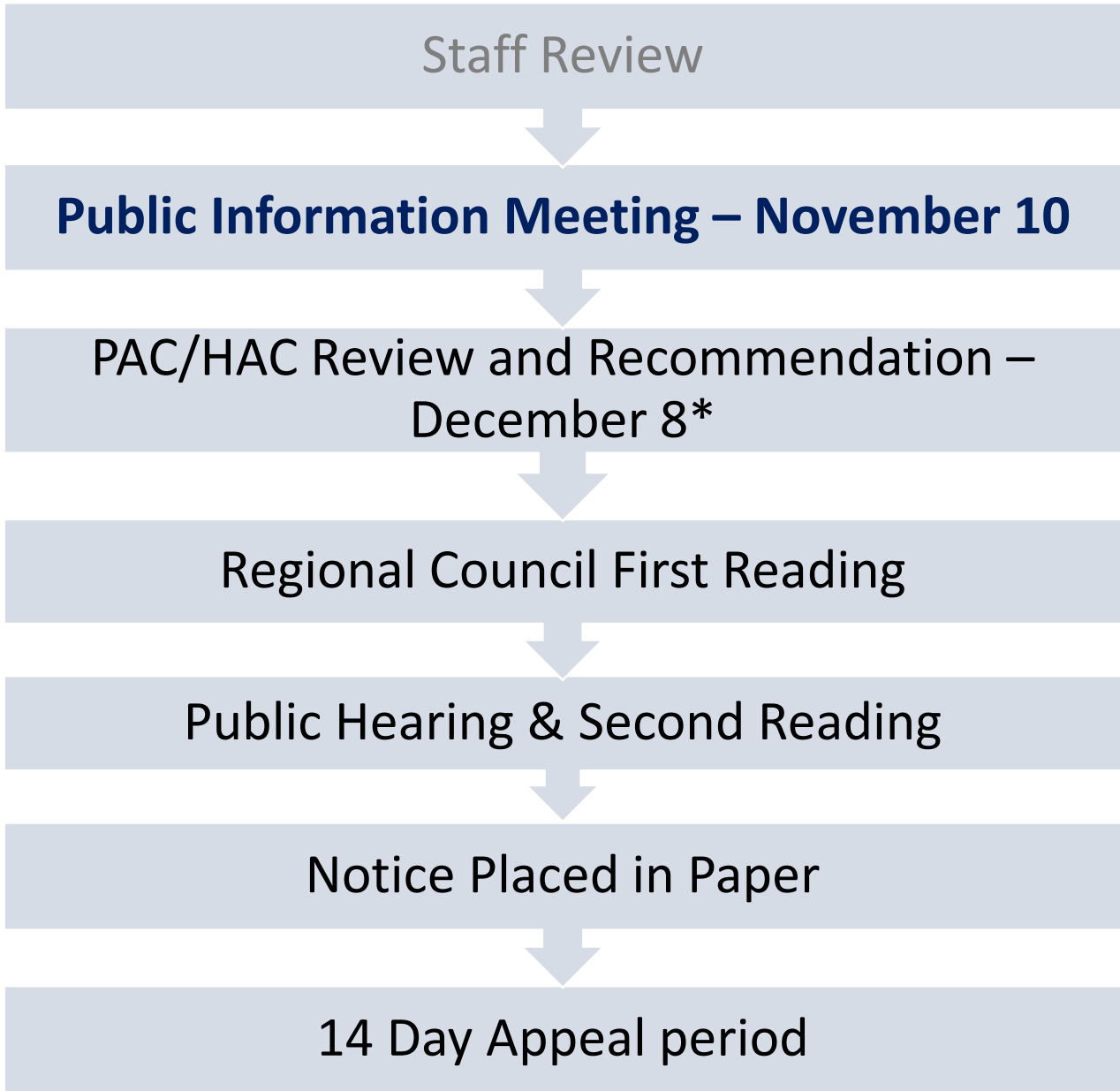
Hantsport MPS

- **Policy RP-2A** provides Council with the ability to consider rezoning land within the Residential designation to the Two Unit Residential (R-2).
- **Policy IM-3** states general criteria for amendments to the Land Use By-law.

West Hants MPS

- **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

* Anticipated date



Comments Submission

- Comments and questions can be submitted by the public until noon on **November 25th**
- 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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