

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Thursday, November 10, 2022

Highway 215, Cheverie

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



Highway 215, Cheverie Campground Development Agreement

Public Information Meeting
November 10th, 2022

something inspiring awaits



Application

- A completed application was received from Kristen, Jeffery, and Cody Ross on September 6th, 2022.
- The application was to permit a campground by development agreement.


Preliminary Site Plan



Proposal includes:

- 5-10 Serviced Sites
- 15 Unserviced Sites
- Tenting Sites
- Washroom Facilities

1 Building #1 (10x8) } 1 story
 2 Building #2 (10x8) }
 14' x 20' Washroom (3) }
 - 20 - (2 with showers)
 1 story concrete floors





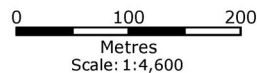

West Hants

Tidal Drive, Cheverie
PID 45178944



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Orthophoto



-  Subject Parcel
-  Communities
-  Parcels
-  Roads

Orthophoto

- The subject lot is primarily cleared field with a forested area and dirt path
- There are a number of residential uses surrounding the subject lot

something inspiring awaits



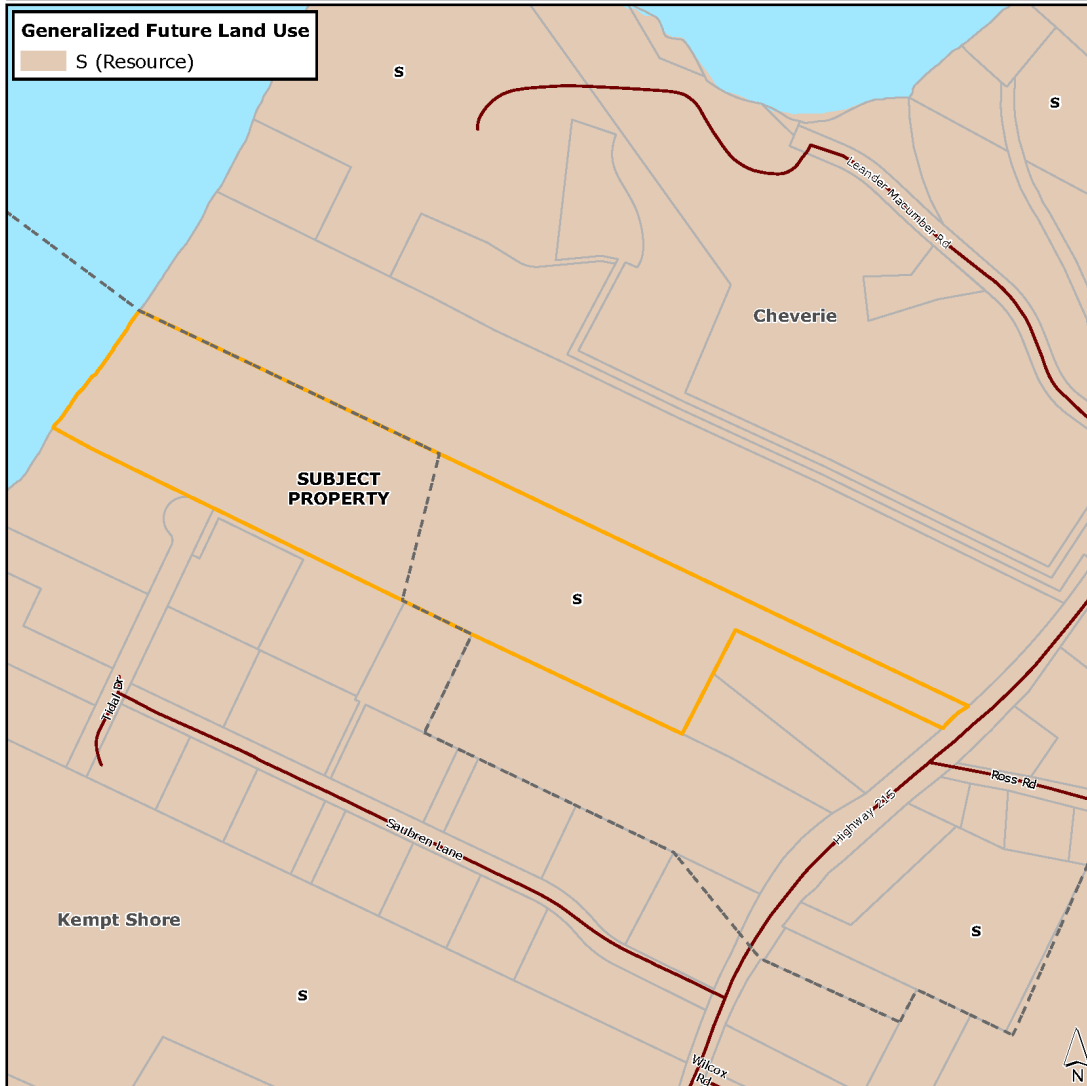


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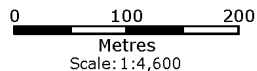
Generalized Future Land Use

S (Resource)



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Generalized Future Land Use



- Subject Parcel
- Communities
- Parcels
- Roads
- Water

GFLUM - Current

Current Designation:

- Resource

something inspiring awaits

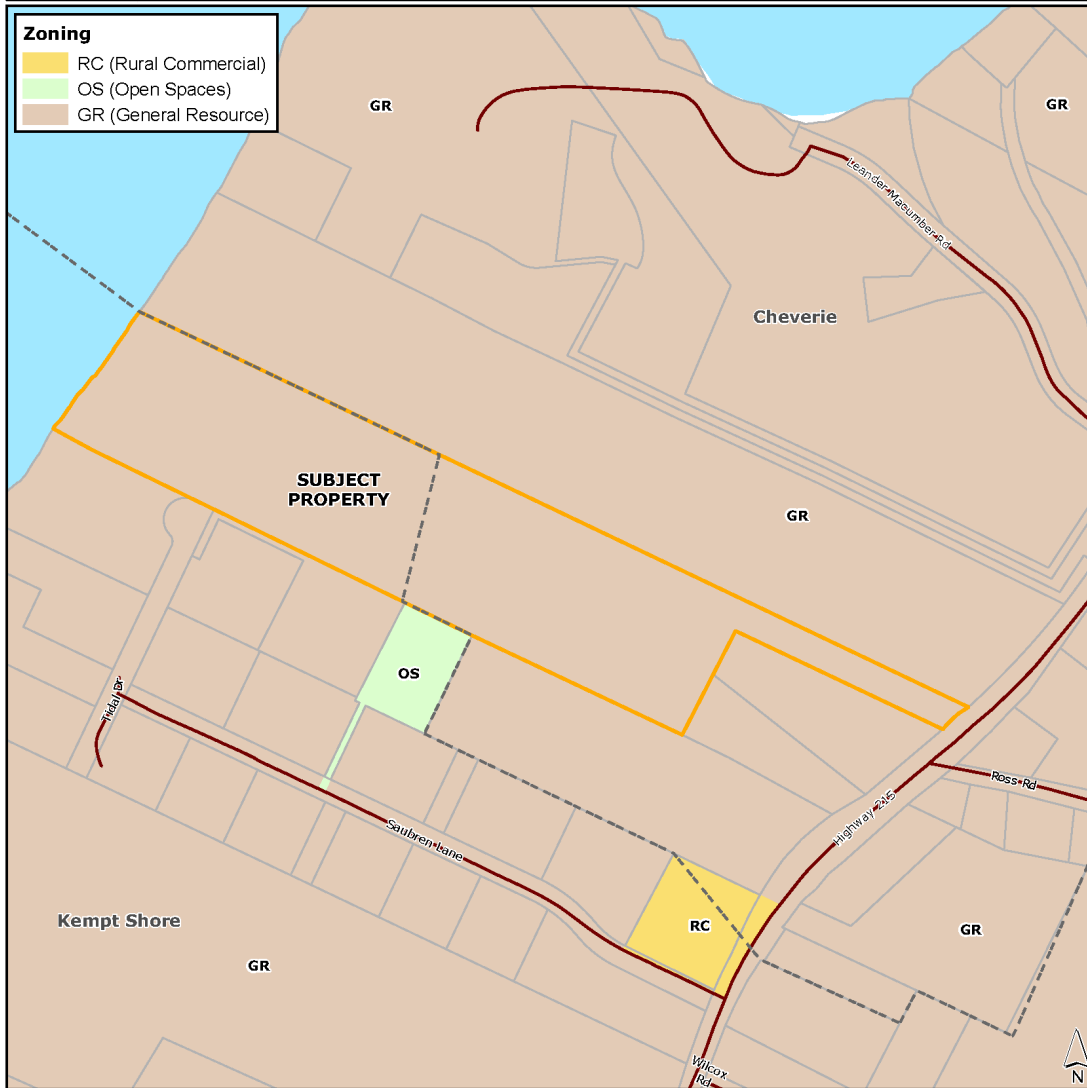




West Hants

Tidal Drive, Cheverie PID 45178944

Zoning	
	RC (Rural Commercial)
	OS (Open Spaces)
	GR (General Resource)



Zoning - Current

Current Zone:

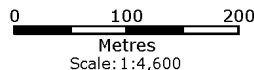
- General Resource (GR)

Permitted Uses:

- Agricultural Uses
- Agricultural Support Uses
- Automobile service stations
- Churches, community centres and fire halls
- Farm equipment sales and service
- Forestry and forestry related activities
- Indoor storage facilities accessory to an agricultural use
- Manufactured homes
- Personal service shops
- Restaurants
- Retail stores under 5,000 ft² (139.35 m²) in commercial floor area
- Seasonal dwellings on private roads
- Single and two unit dwellings
- Structures associated with sand and gravel extraction operations

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Zoning



	Subject Parcel
	Communities
	Parcels
	Roads
	Water

something inspiring awaits





View from Subject Lot access looking northwest





View of surrounding properties from Subject Lot



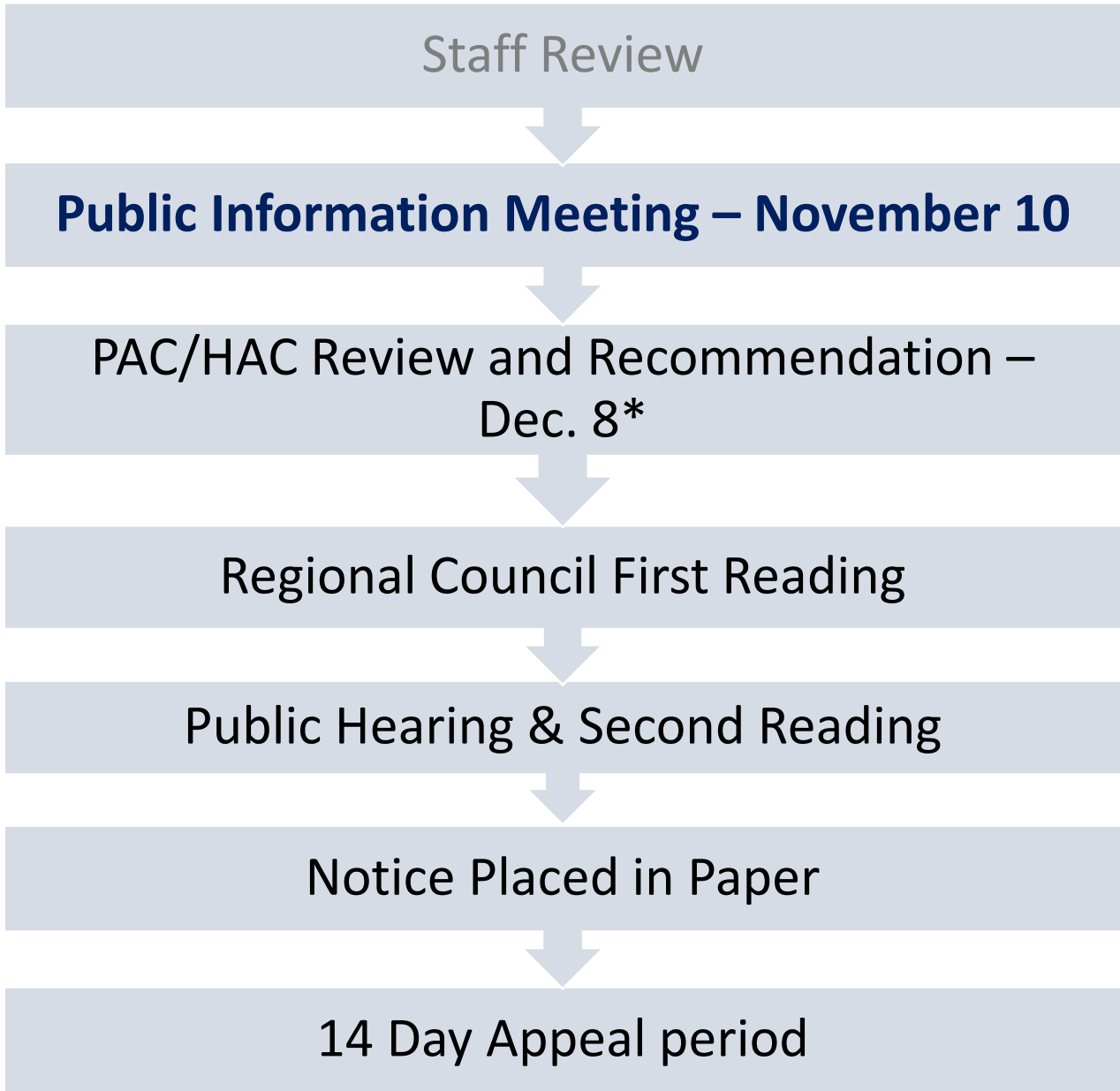
West Hants MPS – Enabling Policy

Policy 9.1.7 provides Council with the ability to consider new Recreation Commercial (RecC) zone uses in the General Resource (GR) 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 13.3.2** states the criteria for new Recreation Commercial uses to be considered in any designation.
- **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 **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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