

# WEST HANTS REGIONAL MUNICIPALITY

## Follow-up Public Information Meeting

Friday, April 14, 2023

997 Highway 14, Upper Vaughan (PID 45041902)

### 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 April 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



# 997 Highway 14 Rezoning

Follow-up Public Information Meeting

April 14<sup>th</sup>, 2023

something inspiring awaits



# Application Background

- The Planning and Development Department was first made aware of the existing use of the property due to a complaint which led to the owner applying for a rezoning.
- A completed application was received from William (Bill) Clarke on March 8, 2023.
- The application is to allow for commercial storage and distribution by rezoning to the Resource Industrial (M-1) zone.





West Hants

Highway 14, Upper Vaughan  
PID 45041902



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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 March 2023

Orthophoto

0 40 80  
Metres  
Scale: 1:2,000

 PID 45041902  
 Parcels  
 Roads

# Orthophoto

- The property currently has a storage facility, shipping containers, and heavy equipment vehicles
- Abuts single unit residences, a community hall, and the Pisiquid Canoe Club

something inspiring awaits



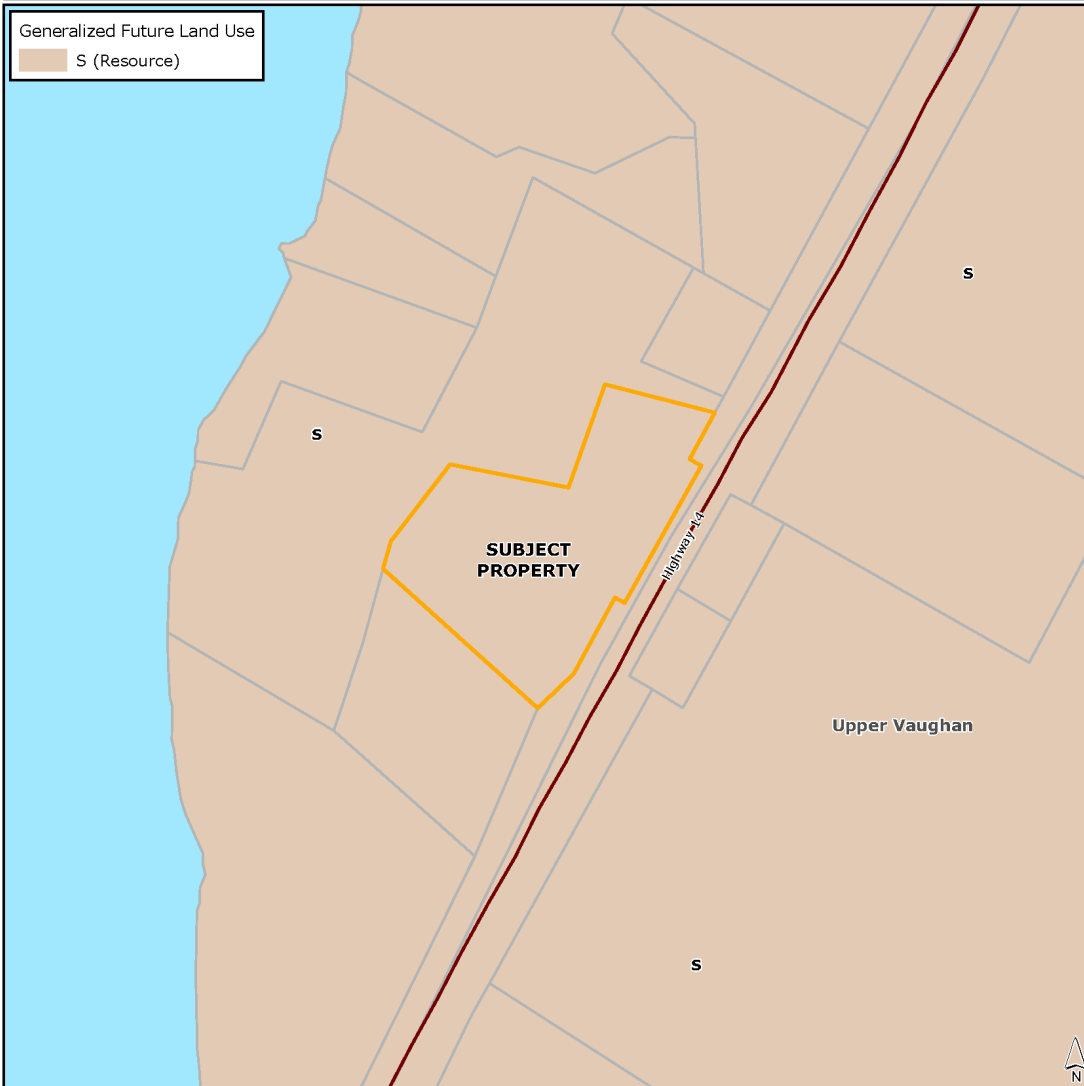


# Highway 14, Upper Vaughan PID 45041902

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Generalized Future Land Use

S (Resource)



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Generalized Future  
Land Use

0 40 80  
Metres  
Scale: 1:2,000

Orange outline PID 45041902  
Grey outline Parcels  
Red line Roads  
Blue Water

# GFLUM

Current Designation:

- Resource

something inspiring awaits





West Hants

Highway 14, Upper Vaughan  
PID 45041902

# Zoning - Current

**General Resource (GR) zone permits:**

- Agricultural uses and farm equipment sales
- Automotive service stations
- Churches, community centres, and fire halls
- Forestry related activities
- Manufactured homes
- Service shops, stores under 5000 sqft, and restaurants
- Seasonal dwellings and one-and two-unit dwellings
- Sand and gravel extraction operations



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something inspiring awaits





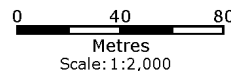
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Zoning



# Zoning - Proposed

**Resource Industrial (M-1)** zone permits (partial list):

- Agricultural processing industries
- Automobile trade uses (excepting scrap yards or auto recreation establishments)
- Manufacturing, processing, industrial, assembly, or **warehousing operations within an enclosed building**
- Building supply and equipment depots
- Accessory commercial and office uses
- Excavation and landscaping operations
- Recycling depots and Saw mills
- Service Industries and Utilities

something inspiring awaits





View of Subject Lot from Highway 14





View of Subject Lot from front access point



# West Hants Municipal Planning Strategy

- **Policy 9.1.6** enables Council to consider rezoning to allow for commercial or industrial uses permitted in the Rural Commercial (RC) or Resource Industrial (M-1).
- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.



**Public Information Meeting – Apr. 13 & 14**

Staff Review

PAC/HAC Review and Recommendation –  
May. 11\*

Regional Council First Reading

Public Hearing & Second Reading

Notice of Approval

14 Day Appeal Period

# Process

Notice was placed in the Valley Journal Advertiser

Properties within 500 ft were notified of the Public Information Meeting – Due to an incorrect date being published in the letter, a secondary PIM will be held tomorrow, April 14

\* Anticipated Date



# Comments Submission

- Comments and questions can be submitted by the public until noon on **April 28**
- 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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