

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Thursday, December 7, 2023

Armstrong Lake East Road, Vaughan (PID 45218658)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Questions or Comments from the public can be sent until noon on December 21 to Mark Fredericks, Senior Planner at:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) **798-8391 ext. 148**; or
 - mfredericks@westhants.ca
5. Conclusion of Public Information Meeting



Municipal Land Rezoning Armstrong Lake East, Vaughan

Public Information Meeting

December 7, 2023

something inspiring awaits



Application

- A completed application was received from the Chief Administrative Officer on behalf of the West Hants Regional Municipality on September 20, 2023.
- The subject lot was identified in the 2016 Parks and Open Space Plan as appropriate for divestment to help fund other municipal parks.
- Rezoning from Open Space (OS) to the General Resource (GR) zone
- Future sale / residential development.





West Hants

Armstrong Lake East Road Vaughan



Orthophoto

- Located near the end of Armstrong Lake East Road
- Backs onto crown land
- Large vacant lot (16 acres)

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West Hants

Armstrong Lake East Road,
Vaughan
PID 45218658

Generalized Future Land Use

Resource (S)



GFLUM

- Resource Designation (S)
- Generalized Future Land Use

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Armstrong Lake East Road,
Vaughan
PID 45218658



Proposed Zoning

- General Resource (GR) zone

Permitted uses include:

- Single unit dwellings
- Agricultural uses
- Etc.

Zoning would be consistent with surrounding properties



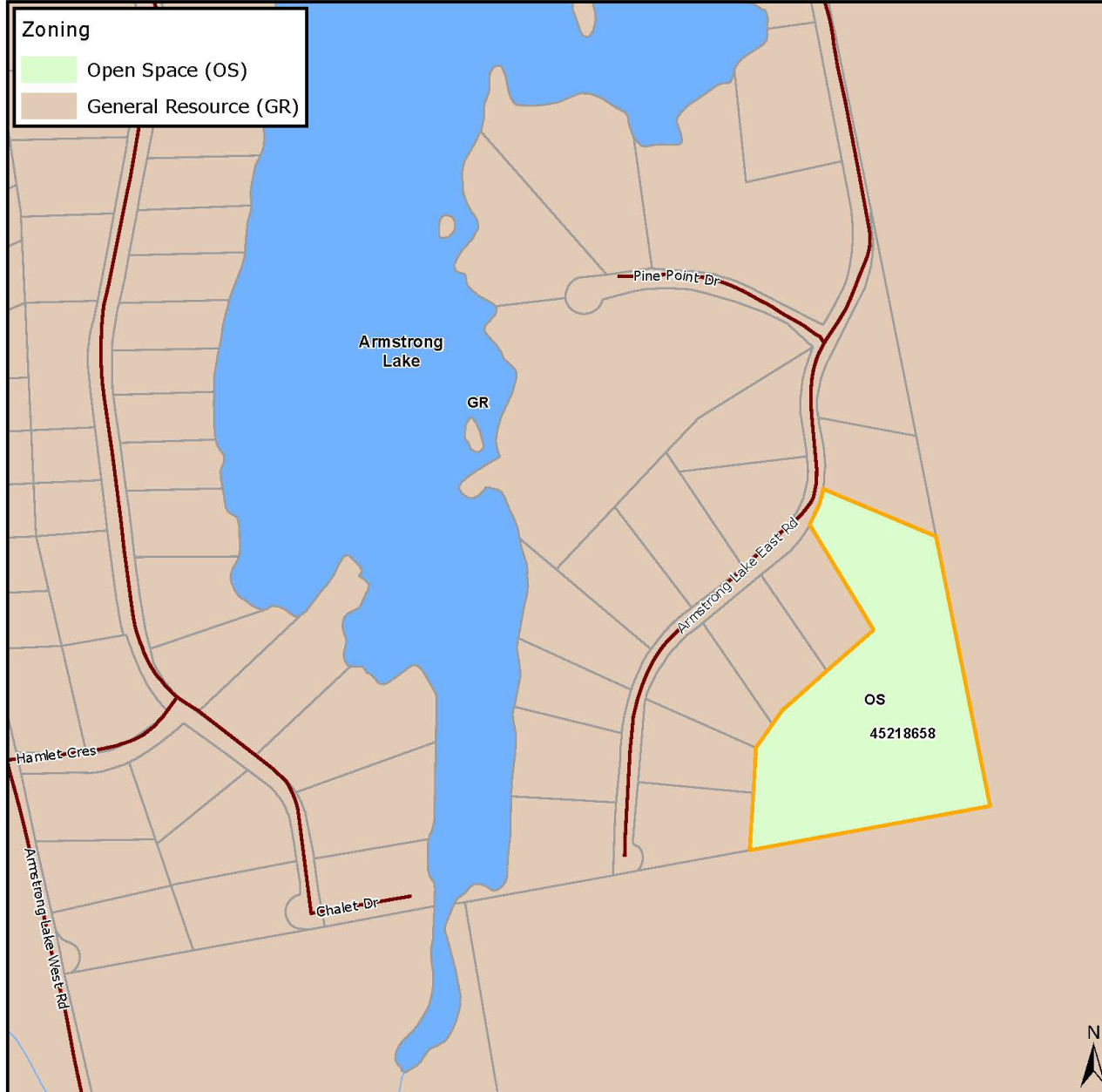


Armstrong Lake East Road,
Vaughan
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West Hants

Zoning

- Open Space (OS)
- General Resource (GR)



Current Zoning

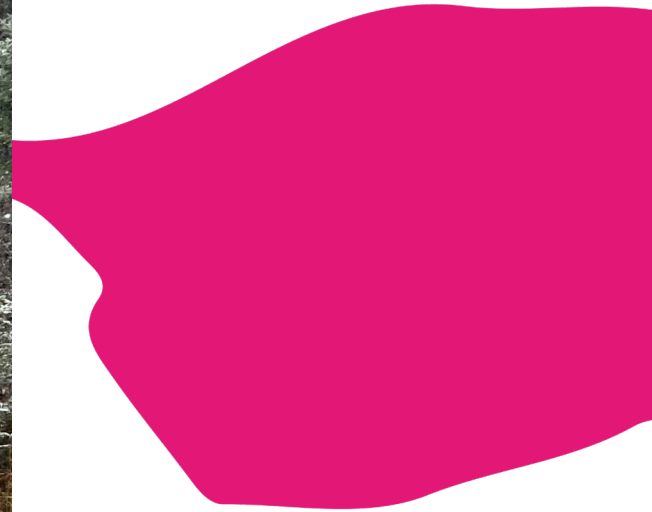
- Open Space (OS) zone

Permitted uses include:

- Outdoor recreation uses
- Parks and playgrounds
- Cemeteries
- Historic sites, interpretive centres and museums
- Uses, buildings and structures necessary for the prevention of floods, soil erosion and other similar natural occurrences

something inspiring awaits





thing inspiring awaits



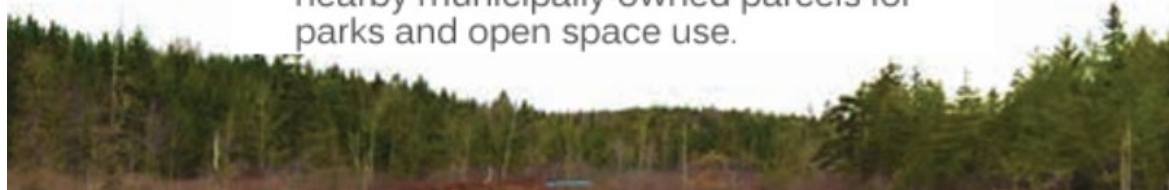
West Hants - Parks and Open Space Plan

Area 5 – Under-used municipal lands

Armstrong Lake East Road

Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.

- 10** Armstrong Lake East Road
- Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



West Hants MPS

- **Section 9.1 General Resource**

The General Resource (GR) zone encompasses most of the land outside the Growth Centres, Village and Hamlets which is not zoned for agricultural, mineral or water supply use. It includes Crown land and pockets of cottage development. The zone is intended to apply to rural areas which are not subject to intense development pressure.

MPS Section 9.1 continues and describes Council's intention with the General Resource areas.

West Hants MPS – General Criteria Policy

- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.
 - adequacy of sewer and water services; schools; fire protection; road networks; and the financial capacity of the Municipality to absorb any costs relating to the development.
 - capable of being serviced (either central on-site systems)
 - the suitability of auto, rail and pedestrian traffic;
 - the shape of the lot for the intended use; the pattern of development; the suitability of the area in terms of steepness of grade, water courses etc.
 - Conformance with other relevant municipal, provincial or federal by laws/regulations



Public Information Meeting – Dec 7

Staff Review

PAC/HAC Review and Recommendation –
January 11*

Regional Council First Reading –
January 23, 2024*

Public Hearing & Second Reading –
February 27, 2024*

Notice Placed in Paper

14 Day Appeal period

Process

Notice was placed in the Valley Journal

Properties within 500 ft were notified of the Public Information Meeting

*anticipated date



Comments Submission

- Comments will be recorded at this meeting
- Comments and questions can be submitted by the public until noon on **December 21, 2023**
- All correspondence should be sent to:

Mark Fredericks, Senior Planner

Phone	902-798-8391 ext. 148
Email	mfredericks@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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