

# Municipal Land Rezoning Armstrong Lake East, Vaughan

Public Hearing and Second Reading  
February 27, 2024

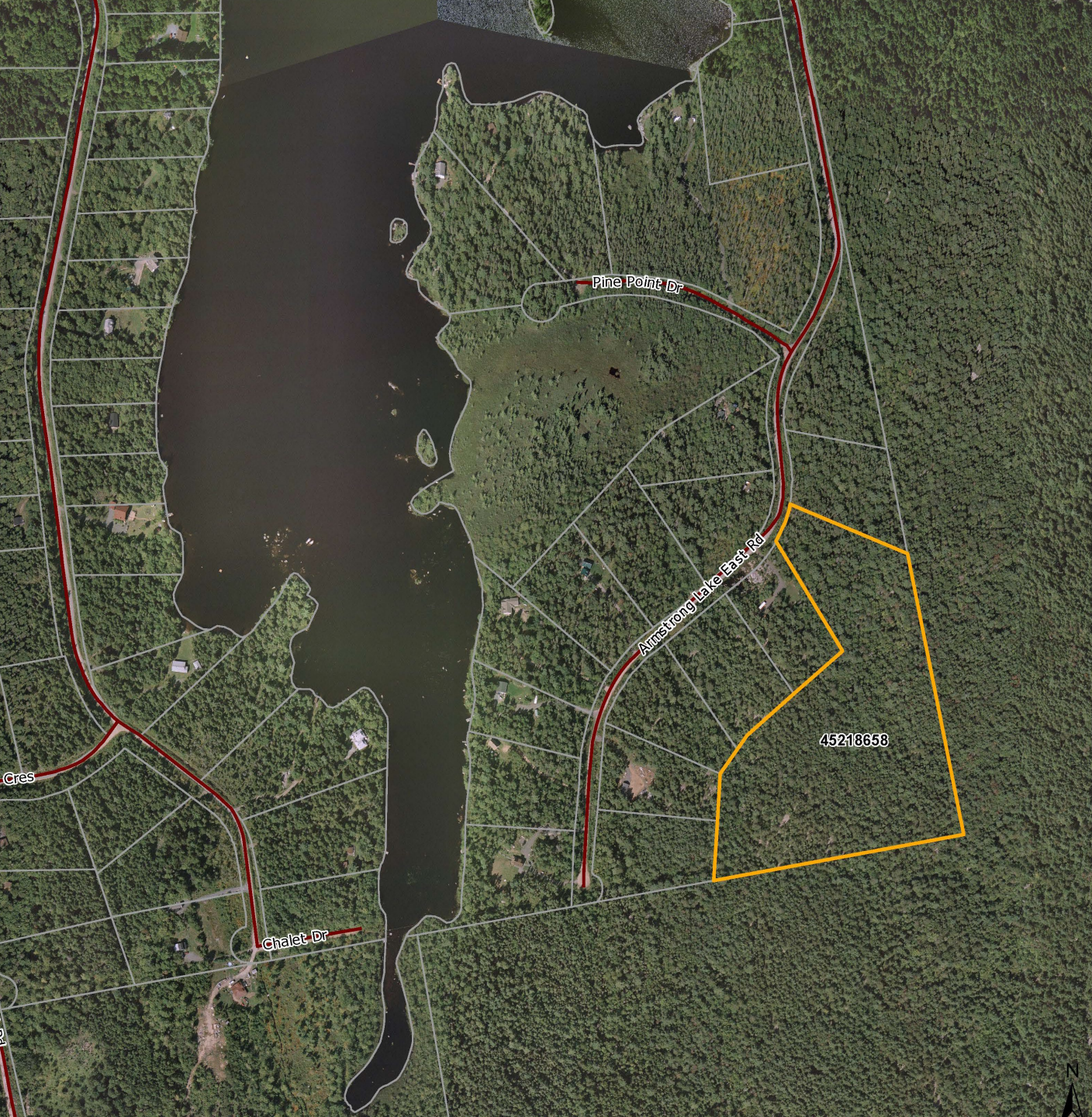
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# Application

- A completed application was received from the Chief Administrative Officer on behalf of the West Hants Regional Municipality on September 20, 2023.
- Deeded to municipality in 1989 but never developed.
- 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.





# Orthophoto

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

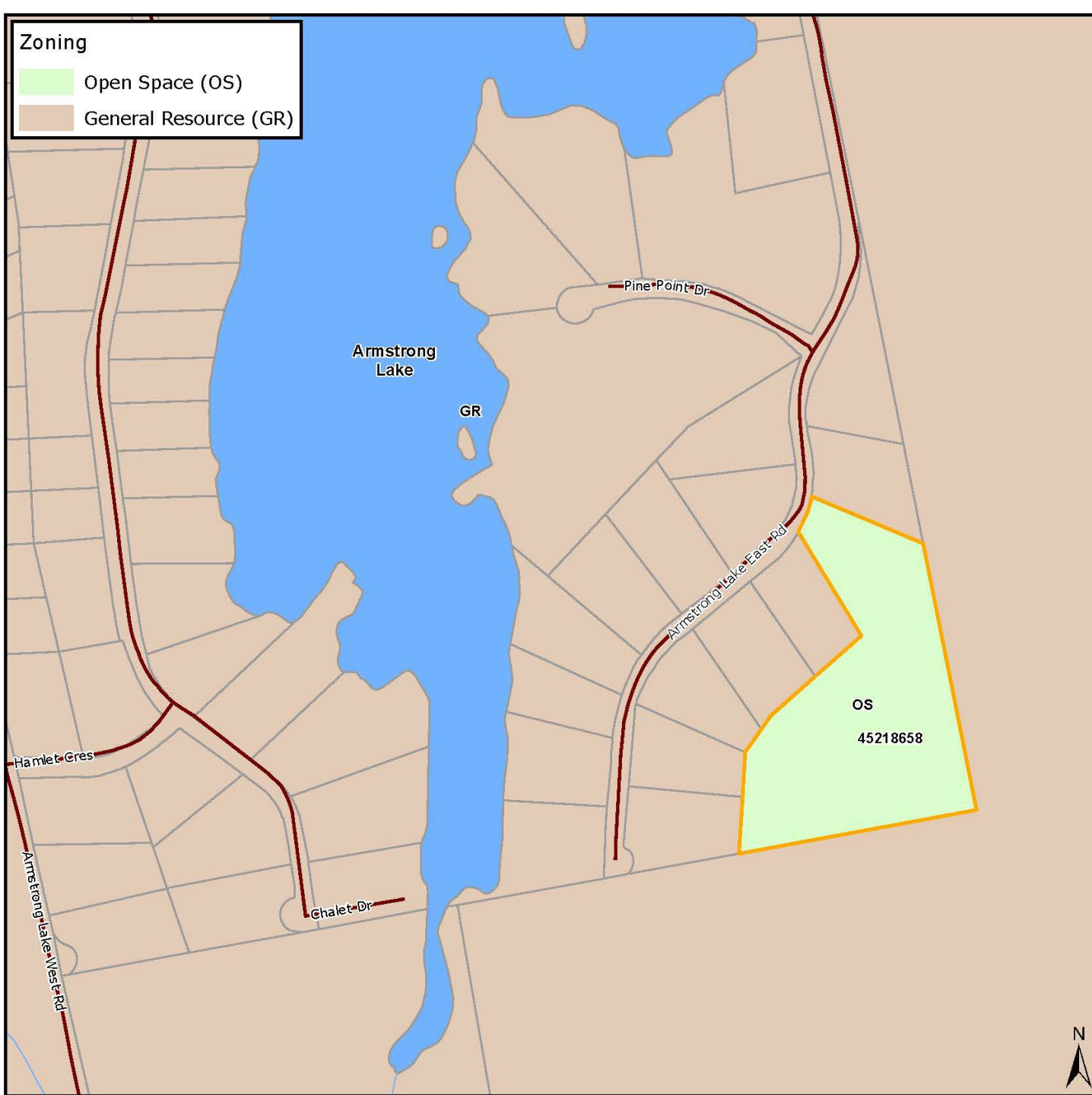




# GFLUM

- Resource Designation (S)





# 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





# Proposed Zoning

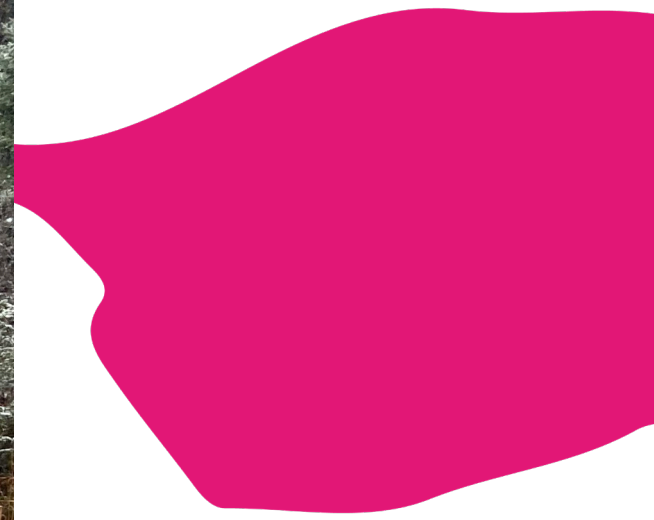
- General Resource (GR) zone

## Permitted uses include:

- Single unit dwellings
- Agricultural uses, resource uses, etc.

**Zoning would be consistent with surrounding properties**





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# 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 notes

- PIM was held on December 7, 2023 and was available live on Facebook.
- Comments and questions could be submitted by **December 21**
- Staff Received comments from 1 community member
  - Discussing the value of the lot and the challenges that are present on the property – wet area in the front, steep and rocky outcroppings





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Public Information Meeting – Dec 7

Staff Review

PAC/HAC Review and Recommendation –  
January 11, 2024

Regional Council First Reading –  
January 23, 2024

**Public Hearing & Second Reading –  
February 27, 2024**

Notice Placed in Paper

14 Day Appeal period

# Process

Ads in the newspaper:

February 6, 2024

February 13, 2024

Letters sent to property owners

500 feet



# Comments or Questions from Public



# Public Hearing Comment Period

- The Public Hearing was advertised:
  - in the paper February 6 and 13;
  - letters were sent to property owners within 300 ft of the subject lot; and
  - a sign was posted on the lot.
- The deadline for comments was Friday, February 23.
- Staff received no written correspondence.



# Recommendation

...that Council gives Second Reading and approves amending Schedule A of the West Hants Land Use By-law to rezone PID 45218658 on Armstrong Lake East Road in Vaughan, from the Open Space (OS) zone to the General Resource (GR) zone as shown in the report #23-29 to the Planning and Heritage Advisory Committee dated January 11, 2024.



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[westhants.ca](http://westhants.ca)