



Public Information Meeting Agenda

1. Intro by Chair
2. Overview of Proposal and Process (Mark Fredericks)
3. Applicants Presentation (Patrick Hill)
4. Comments or Questions from Public
5. Conclusion of Public Information Meeting



PID 45180635
Highway 215, Summerville
Development Agreement

Public Information Meeting

June 6, 2023

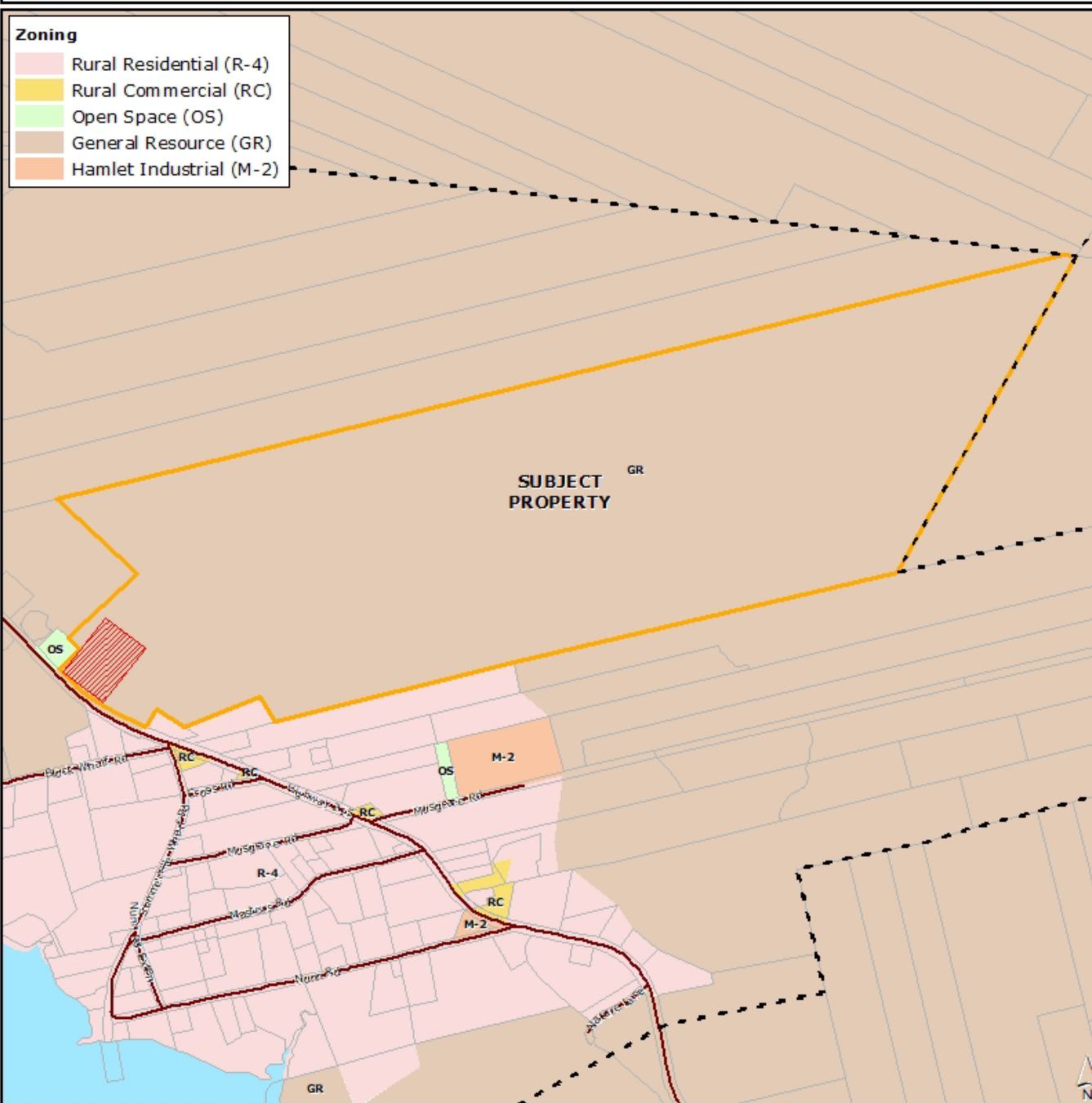
something inspiring awaits



Application


- A completed application was received on March 20, 2023 from Patrick Hill.
- Request is for a Paintball Facility, with playing areas located in the woods and in the back of existing field.
- Property is 400 acres and currently vacant, mostly wooded.
- The property was owned by Bradley Lake, whose agent, Marlene Hill has authorized the applicant to use a 6-acre portion of the front of the property for the proposed Paintball Facility.





Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia,

Zoning

 Proposed Development Area

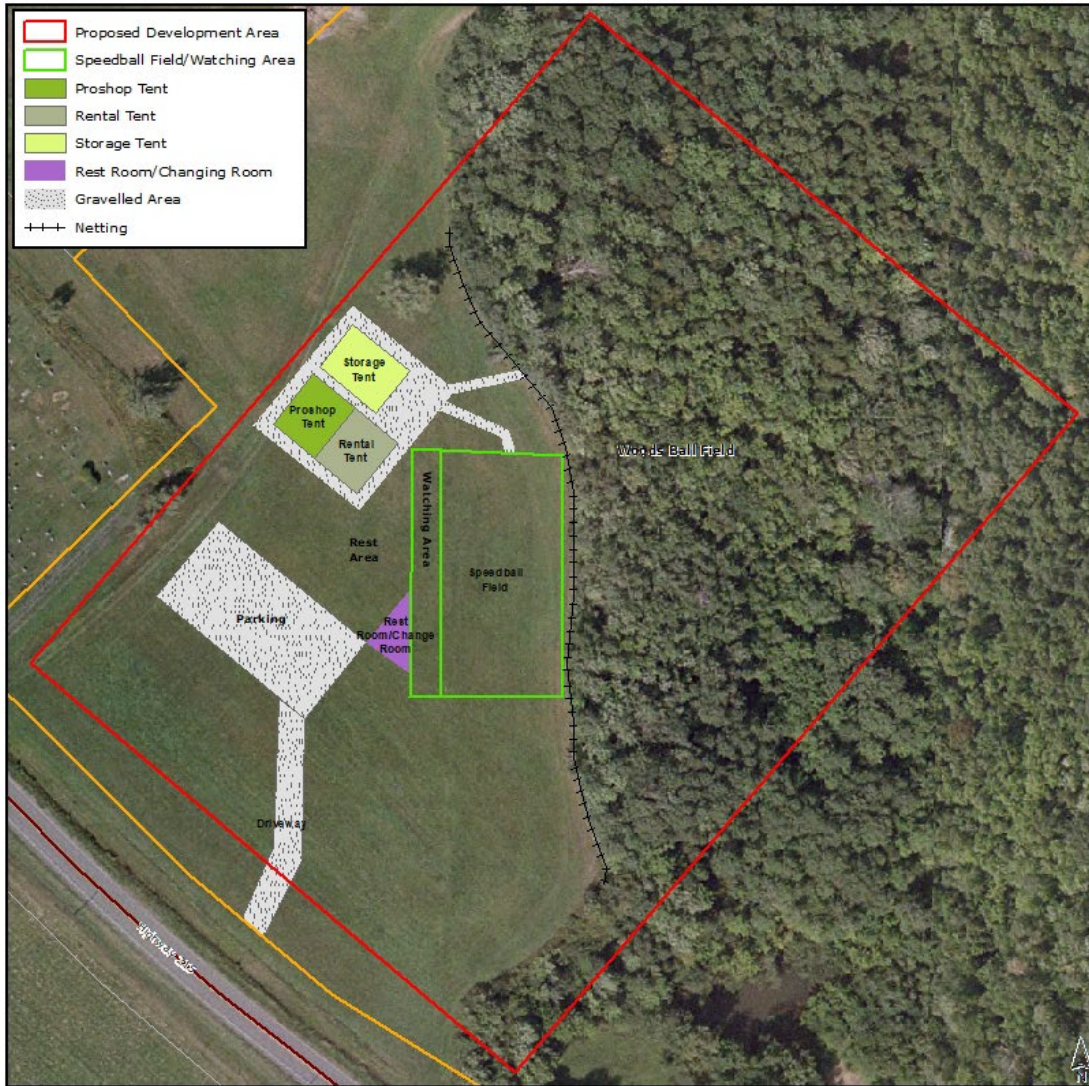
Zoning

(General Resource)



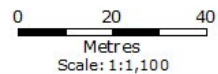
West Hants

Highway 215, Summerville PID 45180635



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 June 2023

Proposed Development Area Site Map - Orthophoto



PID 45180635
Roads

Orthophoto

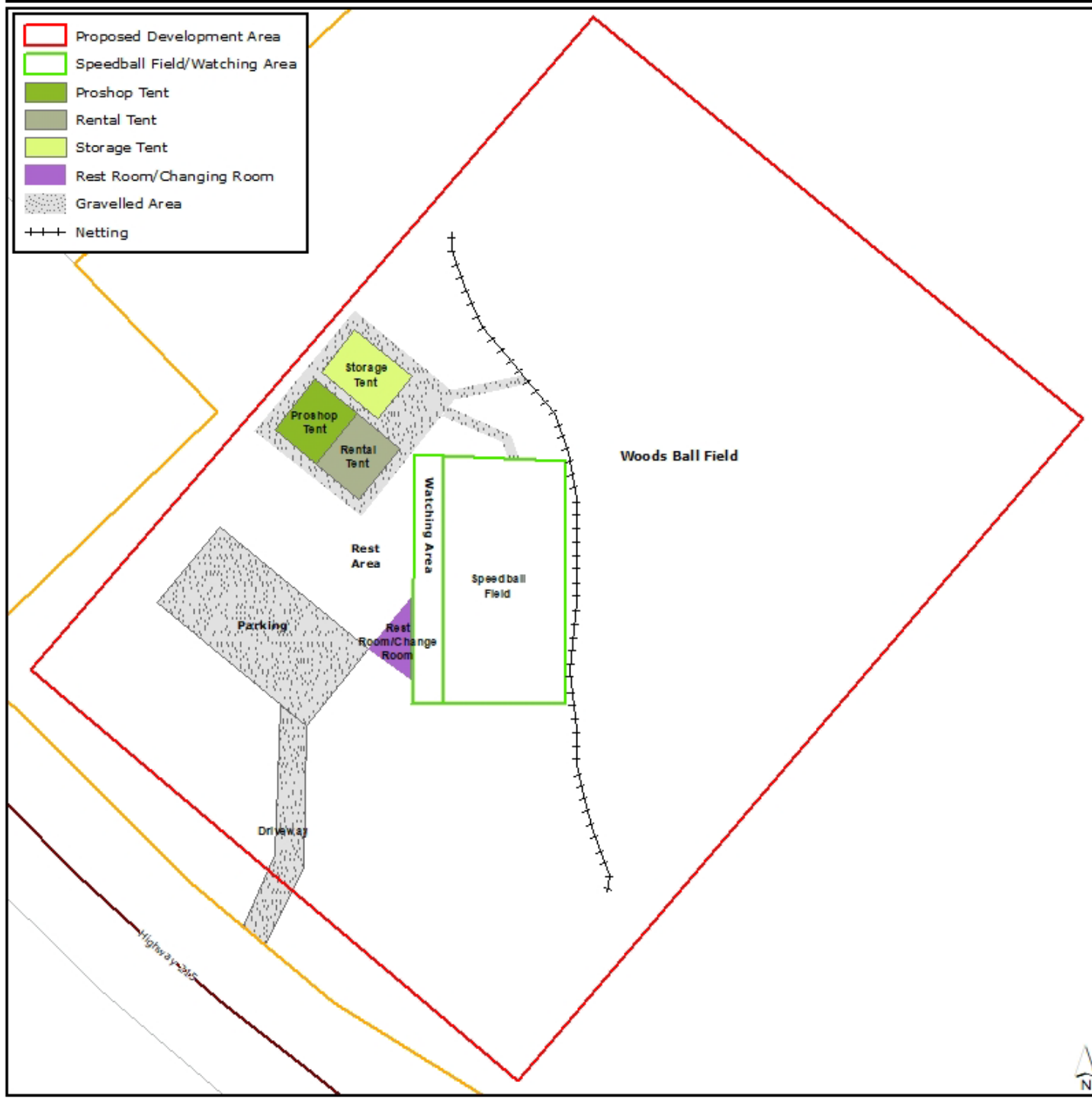


View looking back towards Highway 215



Field / woods ball location

Proposal (Site Plan)



Proposal Cont.

- Paintball Facility to provide outdoor recreation opportunity to youth and adults of West Hants
- Intending to use tunnel tents and avoid permanent structures to reduce impact on the land.
- Speedball (field), Woods ball (forested), rental tent, washrooms and viewing areas
- Courses would be completely enclosed with fine netting to prevent stray paintballs

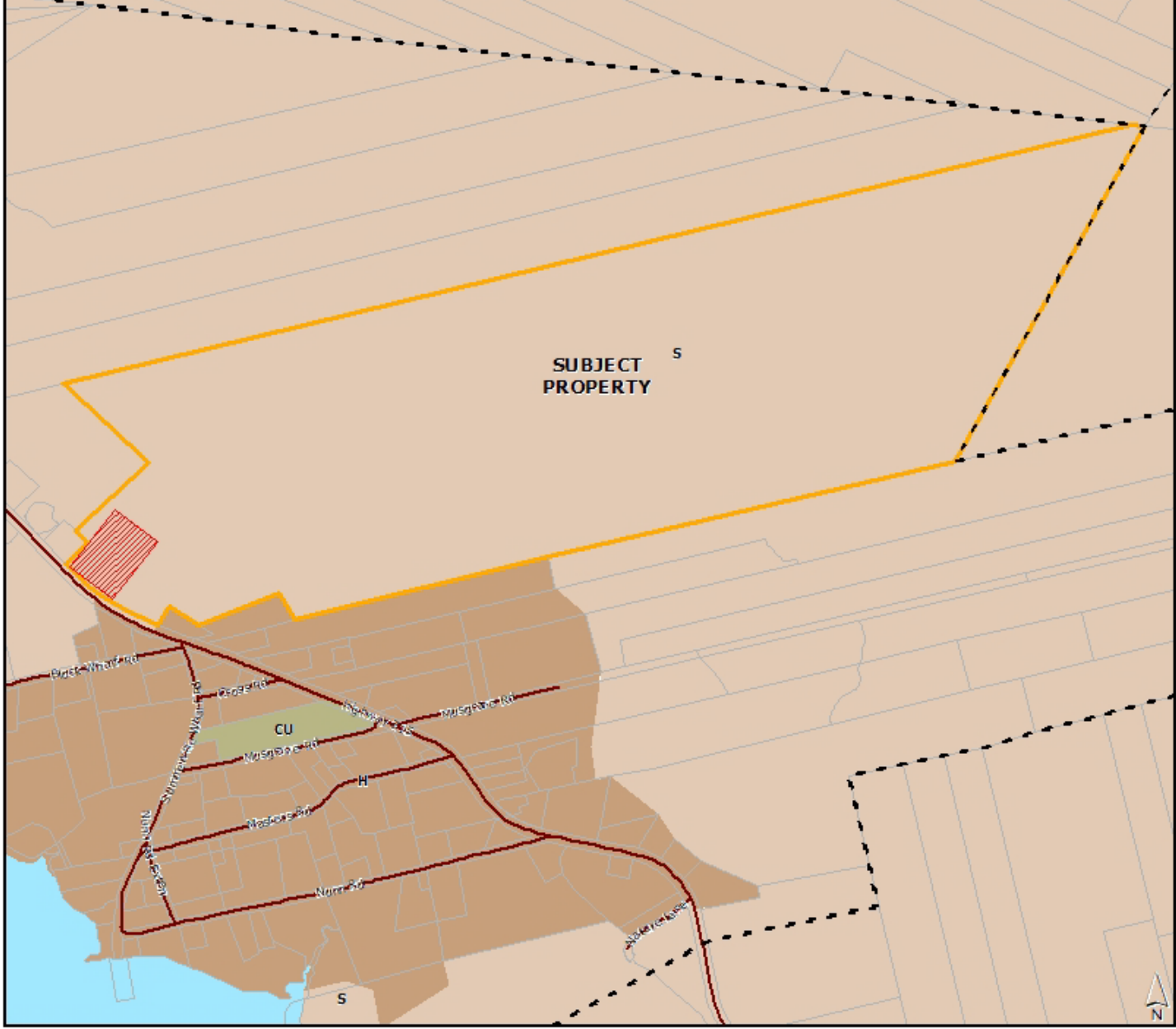


Development Agreements

- A development agreement is a legal contract between the Municipality and a property owner to permit a use that is not usually permitted in the underlying zone.
- Recreation Commercial uses like Paintball Facilities are considered in the General Resource (GR) zone only by development agreement.



- Generalized Future Land Use**
- Community Use (CU)
 - Hamlet (H)
 - Resource (S)



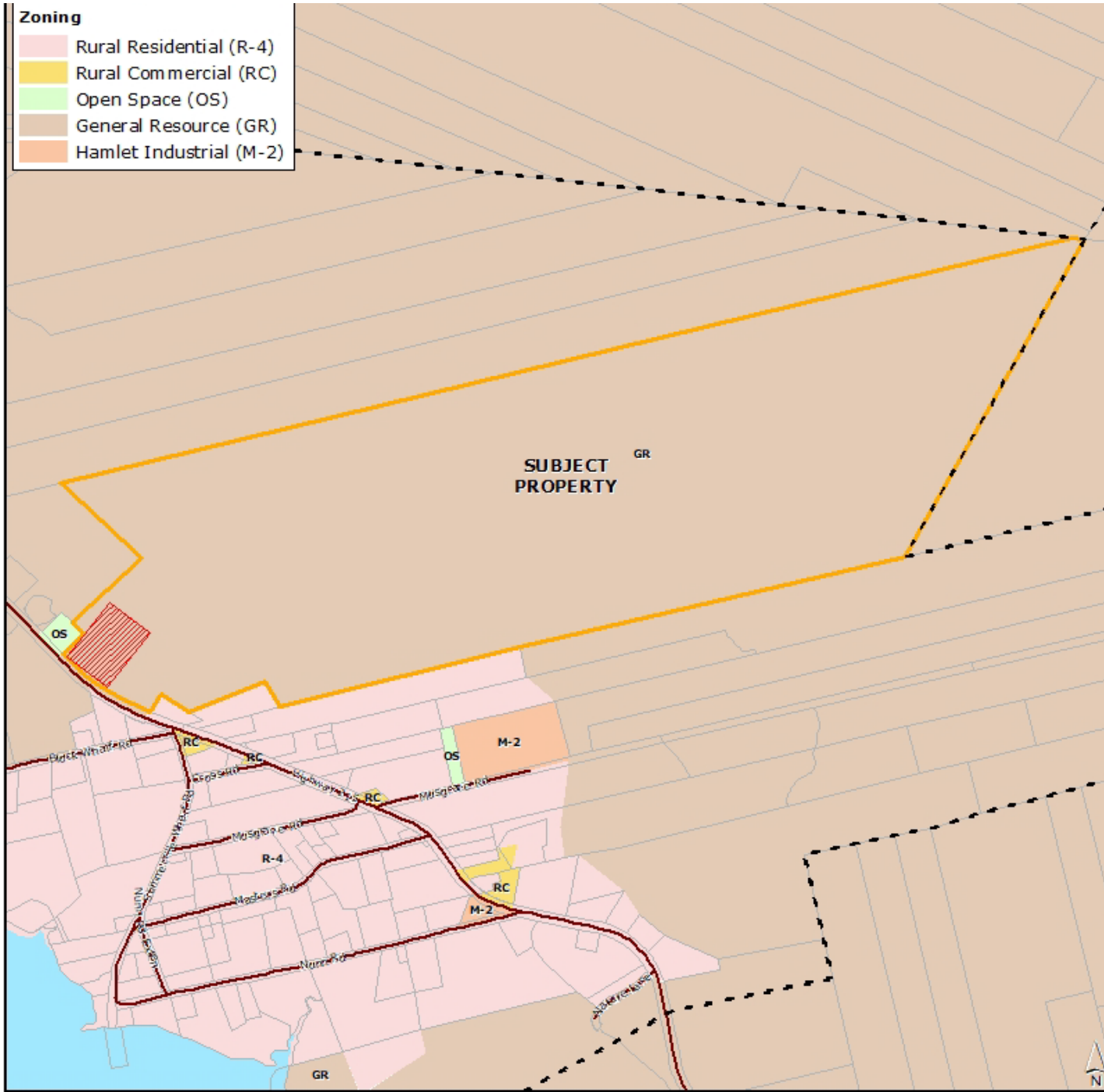
GFLUM

Base data derived from the New Scotia Property...

something inspiring awaits



Zoning



Consideration

- Ability to have a development agreement for a specific purpose must be established in the LUB
- Requests for development agreement are “measured” against the policies of the MPS



West Hants Land Use By-law

- Part 6.1 of the WHLUB, Development Agreements, states that “The following developments may be considered only by development agreement in accordance with the Municipal Government Act and the Municipal Planning Strategy:

(y) Recreation Commercial uses in any designation, except the Village Core, in accordance with Policy 13.3.2 of the Municipal Planning Strategy;

West Hants Municipal Planning Strategy

- Part 9.0 of the WHMPS contains the overall intention for Resource areas in West Hants
- Section 9.1 contains the specific policies for properties zoned General Resource (GR)
- *Policy 9.1.7* establishes Council's intention to consider **Recreation Commercial uses in the General Resource (GR)** zone by development agreement



Public Information Meeting – June 6

Staff Review

PAC/HAC Review and Recommendation – July 13*

Council First Reading – July 25*

Public Hearing & Second Reading – September 26*

Notice of Approval 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 dates; final dates set by Council



Comments Submission

- Comments and questions can be submitted by the public until noon on **June 20, 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



Applicant Presentation



Comment / Questions





West Hants
something inspiring awaits

westhants.ca