



Public Information Meeting Agenda

1. Intro by Chair
2. Overview of Proposal and Process (Sara Poirier)
3. Applicants Presentation (Jessica and Allan Hill)
4. Comments or Questions from Public and PAC/HAC members
5. Conclusion of Public Information Meeting



**PID 45166915 and 45148608
Scotch Village Station Road
Development Agreement**

Public Information Meeting
February 16, 2023



Orthophoto



A portion of PID 45148608
will also be included in the
application

something inspiring awaits





something inspiring awaits



Application

- A completed application was received on January 20, 2023 from Jessica Hill
- Request a campground, tourist accommodations, a yoga studio and other accessory uses
- Property is owned by Allan and Jessica Hill and is currently vacant



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
- Rural Commercial (RC) and Recreation Commercial (RecC) uses are considered in the Agricultural Priority Two (AR-2) zone only by development agreement



S U S T A I N A B L E H I L L


WELLNESS RESORT



Find us here...

301 Scotch Village Station Rd.
Scotch Village, Nova Scotia
B0N 2A0
(902) 230-4567

 @sustainablehillwellness

 Sustainable Hill - Camping, Tiny Homes, Yoga Dome

Legend:

- | | | |
|---|--|---|
|  Tenting Site |  Bathroom |  Pathway |
|  Electric Site |  Showers |  Road |
|  Cabin |  Playground |  Yoga Dome |
|  Shed |  Community Fire |  Parking |
|  Snack Shack |  Picnic Area | |
|  Wheelchair Accessible | | |

Proposal

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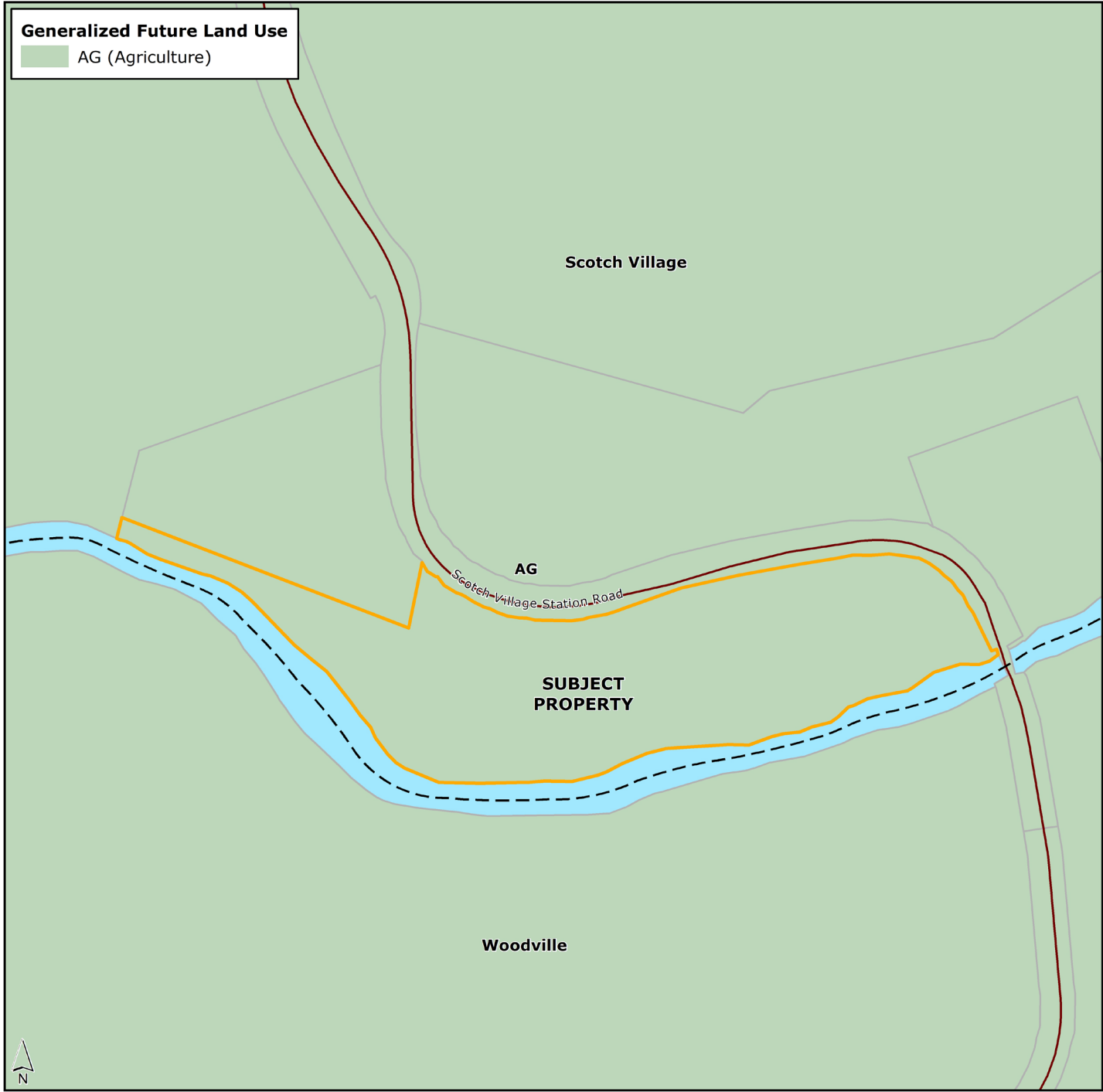
Proposal Cont.

- Accommodations: one 3-bedroom lodge, six (6) cabins, ten (10) tent sites without power, and two (2) RV sites with power
- A yoga studio within a separate building, open to the general public as well as guests of the accommodations
- Other buildings: a snack building, a bathroom/shower building with four (4) toilet and two (2) shower stalls, two (2) outhouses, and two (2) sheds for firewood and utilities
- Common fire pit area, playground, and picnic areas



Generalized Future Land Use

AG (Agriculture)

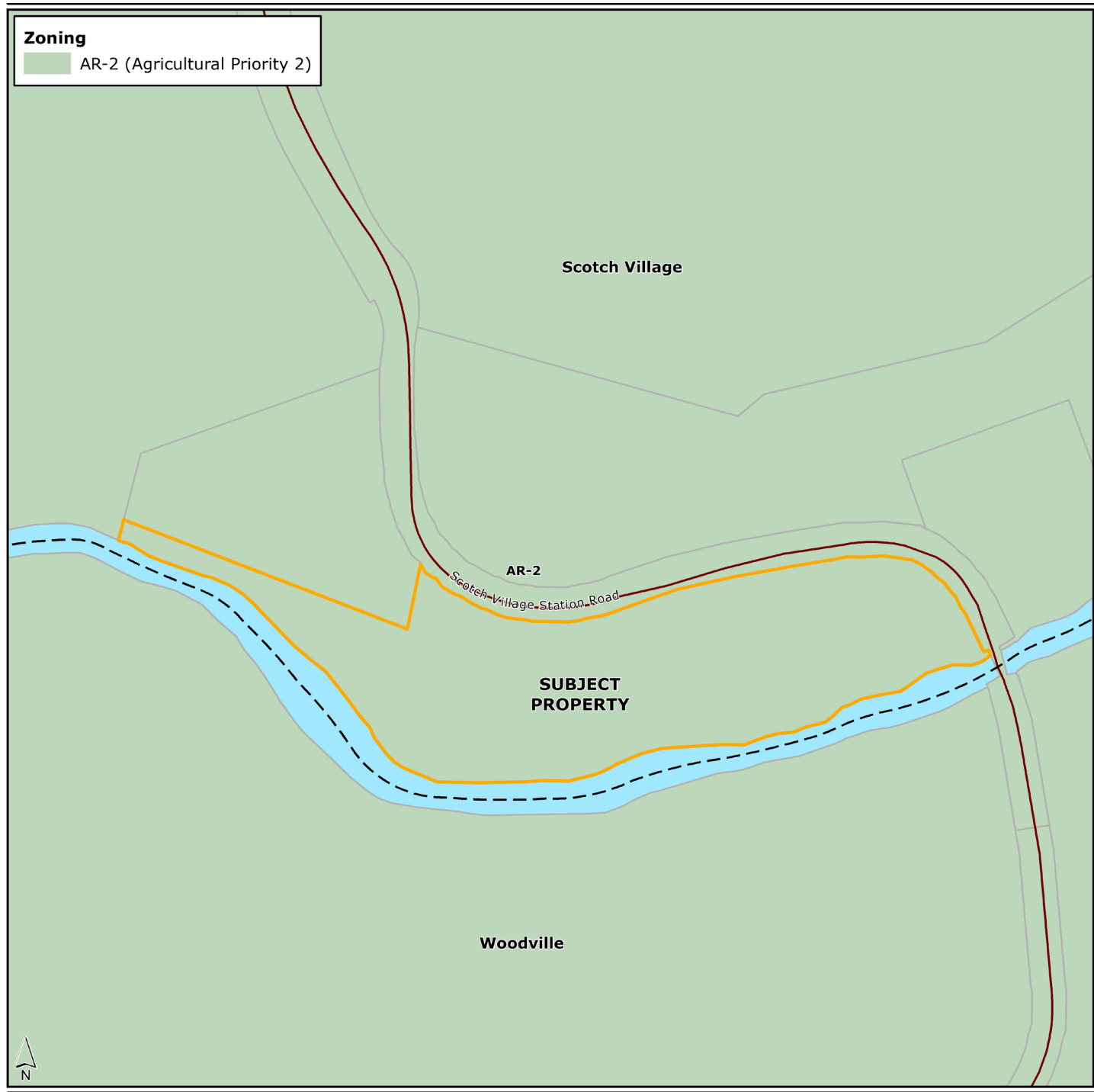


GFLUM

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Zoning
AR-2 (Agricultural Priority 2)



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 6.0 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:
 - (s) Rural Commercial (RC), Recreation Commercial (RecC), Resource Industrial (M-1) or Open Space (OS) uses in the Agricultural Priority Two (AR-2) zone and the Agricultural Priority Three (AR-3) zone outside the Growth Centre, Village and Hamlet designations in accordance with Policies 8.9.4 and 8.10.5 respectively of the Municipal Planning Strategy;



West Hants Municipal Planning Strategy

- Part 8.0 of the WHMPS contains the overall intention for Agricultural areas in West Hants
- Section 8.9 contains the specific policies for properties zoned Agricultural Priority Two (AR-2)
- ***Policy 8.9.4*** establishes Council's intention to consider Rural Commercial (RC) and Recreation Commercial (RecC) uses in the Agricultural Priority Two (AR-2) zone by development agreement



Public Information Meeting – February 16

Staff Review

PAC/HAC Review and Recommendation – March 9*

Council First Reading – March 28*

Public Hearing & Second Reading – April 25*

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 **March 1**
- All correspondence should be sent to:

Sara Poirier, Senior Planner

Phone	902-798-8391 ext. 117
Email	spoirier@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



Public Comments and Questions

- Comments received to date from
 - Art and Karen Ward
- Concerns with impact on threatened species of flower and trespassing on abutting lot



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