

LUB Amendments: 2037 Highway 1, Falmouth (PID 45242112)

Planning Advisory Committee
January 8, 2026



Application

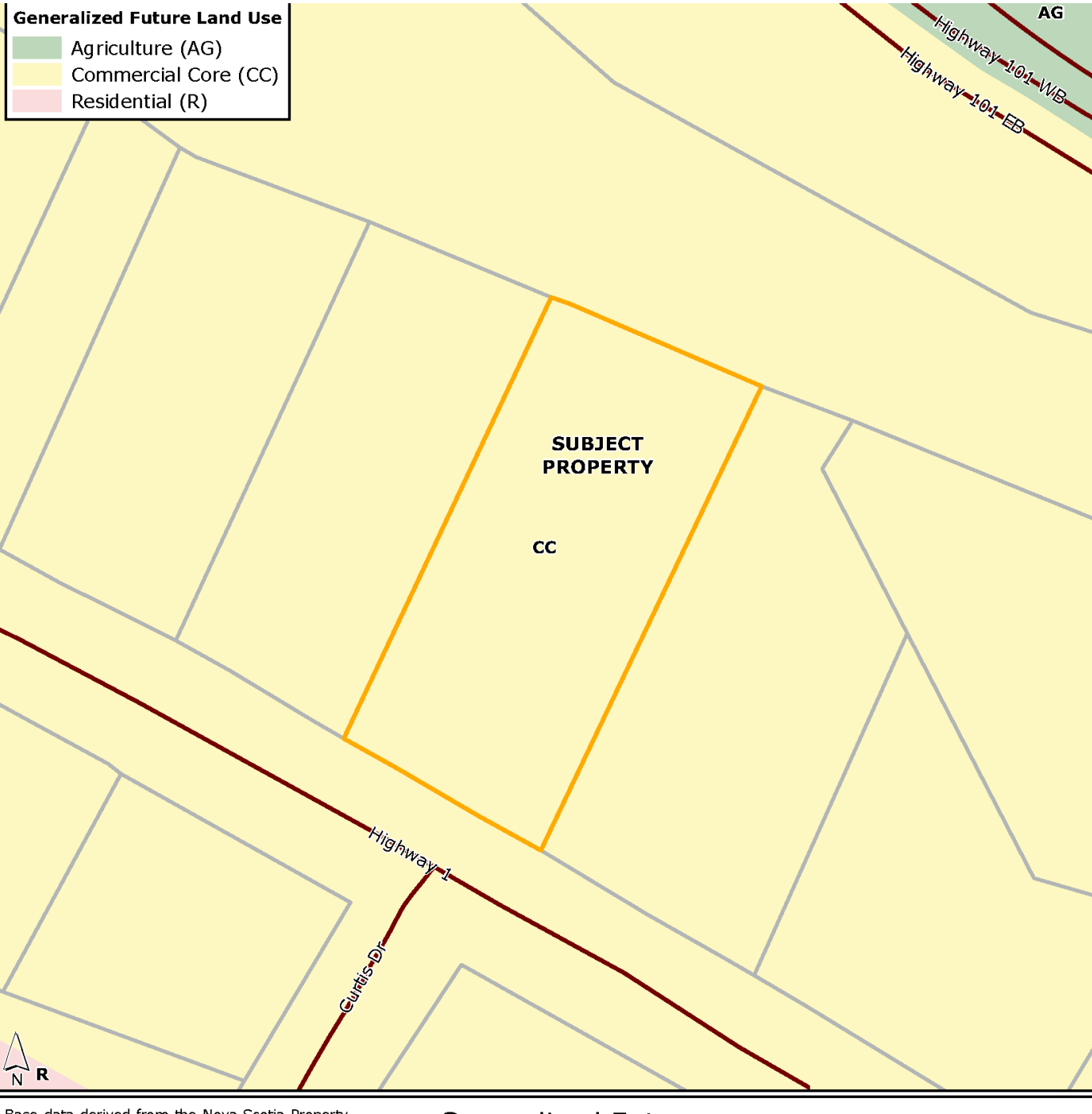
- A completed application was received on November 7, 2025 from Bradley Eaglestone, the owner of the Big FUR Grooming.
- The purpose was to rezone the property from General Commercial (GC) to Highway Commercial (HC) to permit a dog grooming and boarding facility and amend the section 5.20 of West Hants Land Use By-law.



Orthophoto

- Subject lot has road frontage on Highway 1
- The surrounding area comprises single-unit residences, commercial uses such as a dental office and a grocery store.





Generalized Future Land Use Map

Current Designation:

- Commercial Core

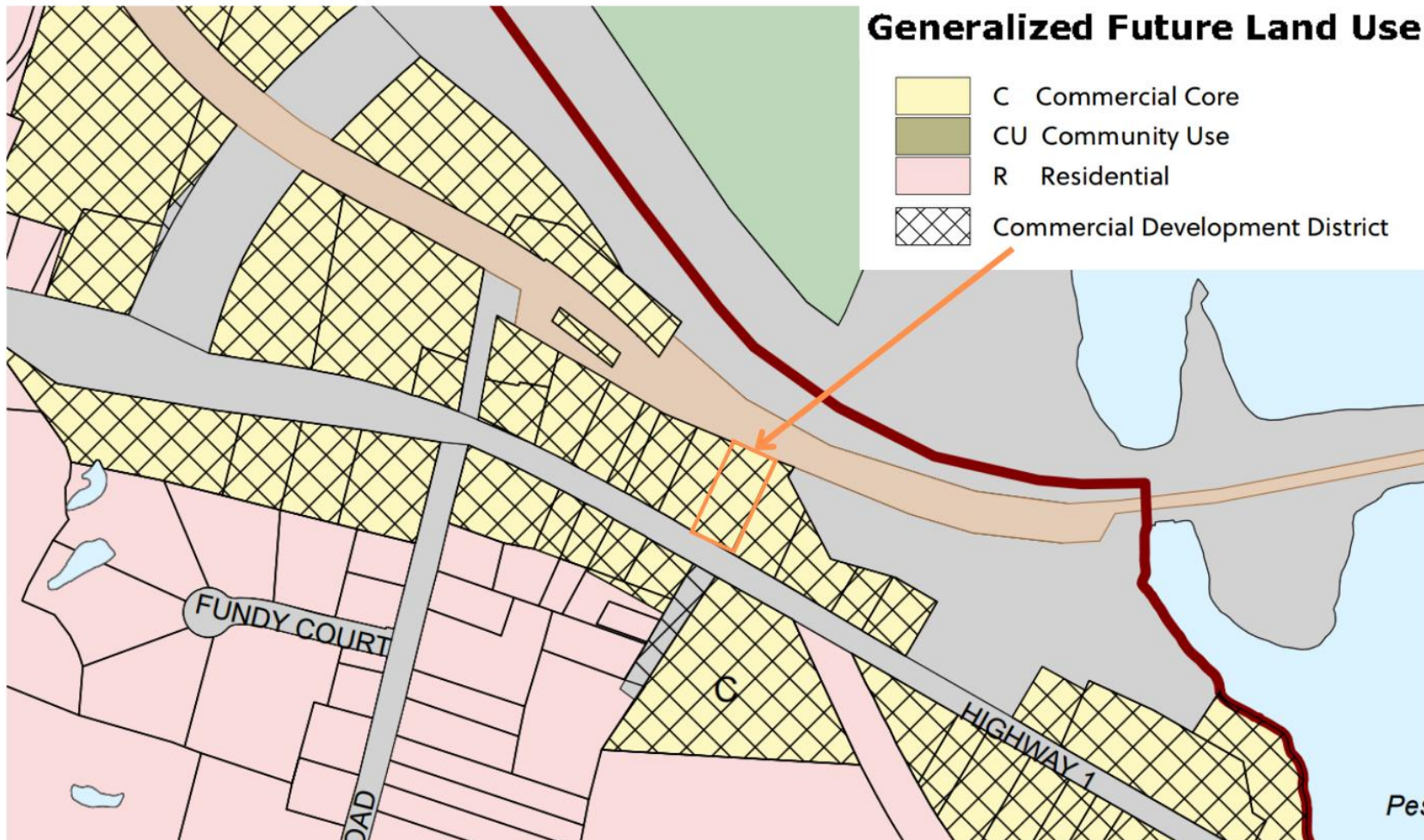
something inspiring awaits





West Hants

Highway 1, Falmouth PID 45242112



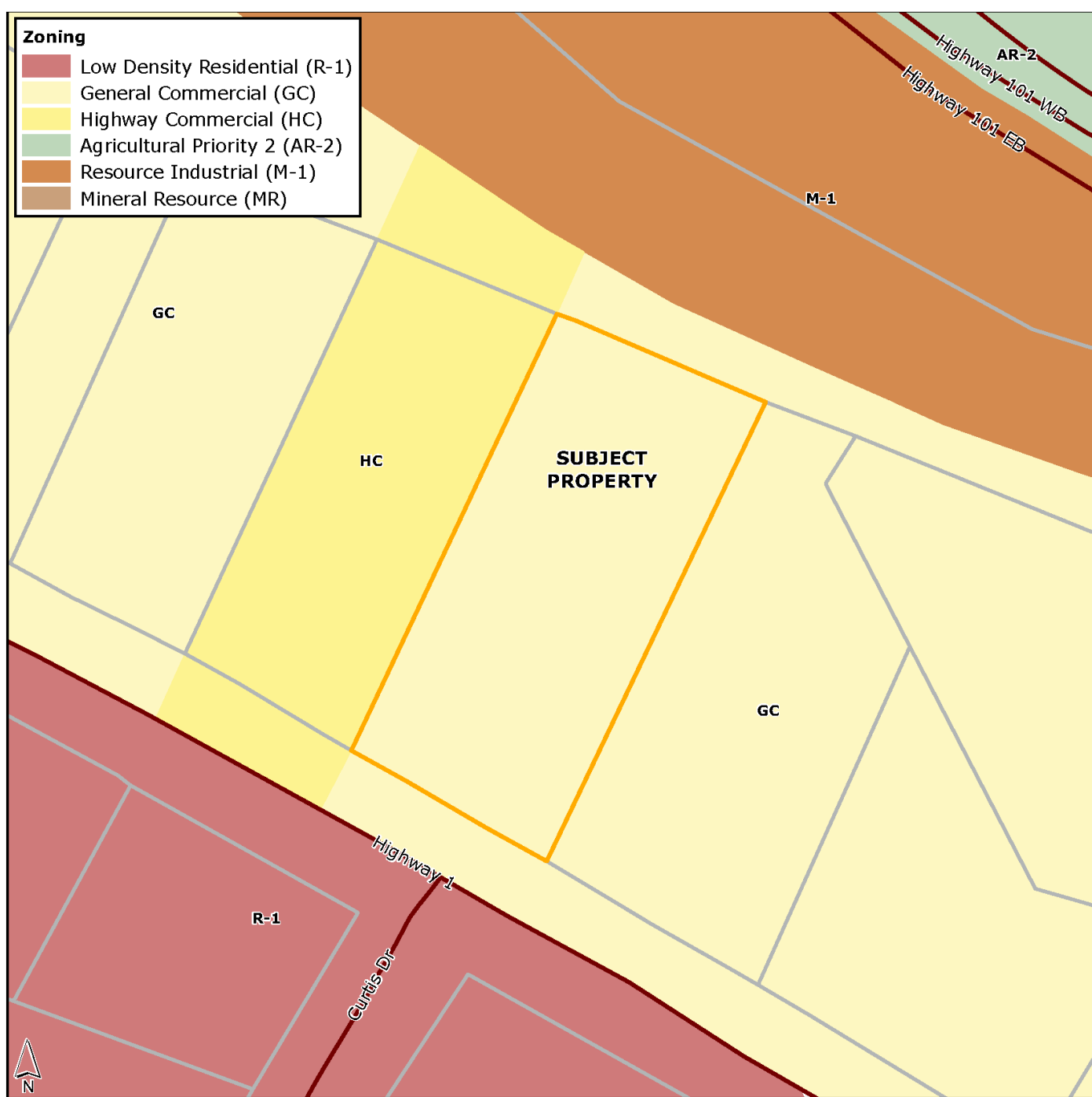
Generalized Future Land Use Map (continued)

Current Designation:

- Commercial Development District

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Current Zoning

General Commercial (GC)

Permitted uses include:

- Arts and crafts studios
- Banks and financial institutions
- Clubs and community organizations
- Farm markets
- Restaurants, excluding drive-through restaurants, etc

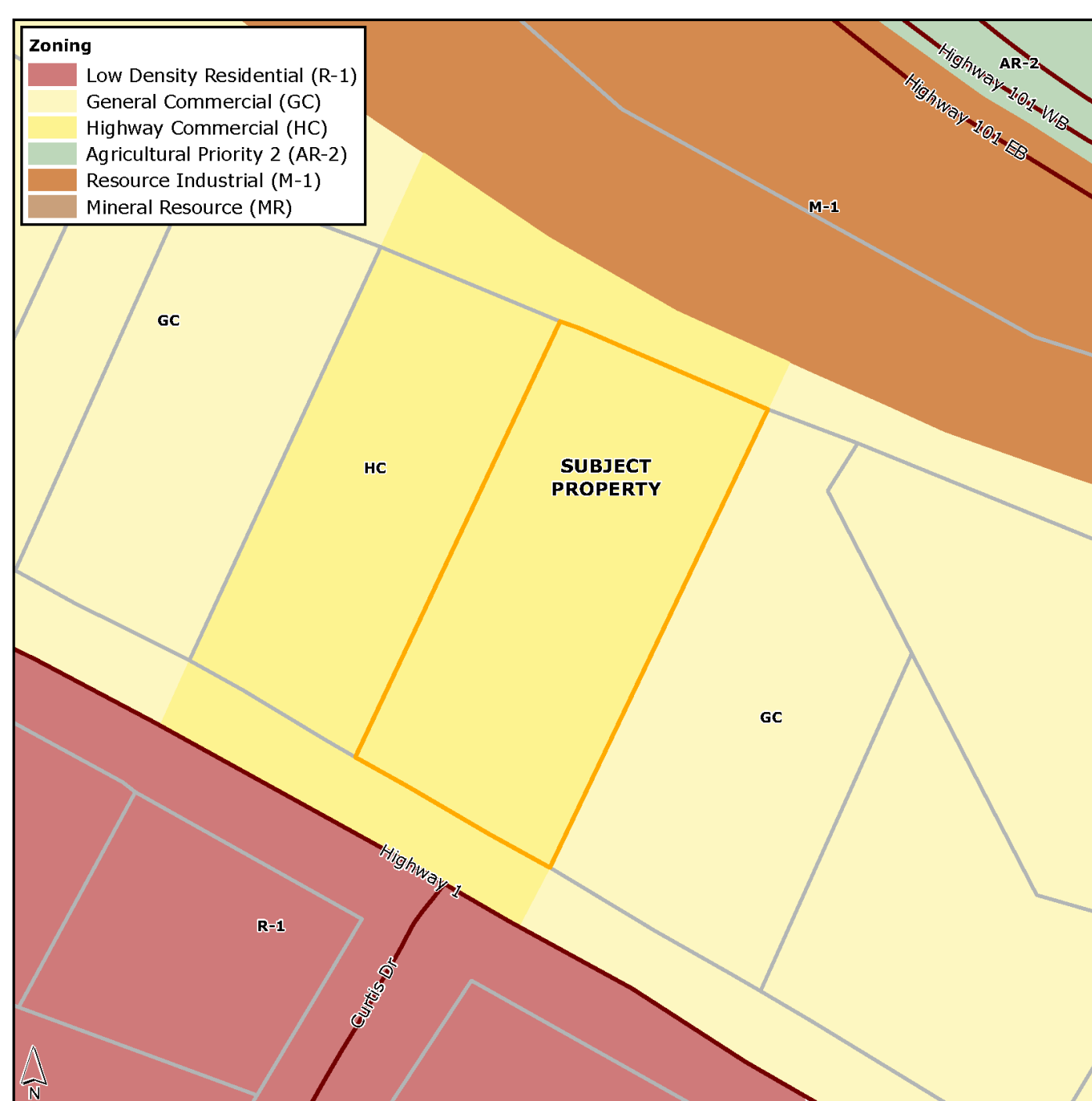


Proposed Zoning

Highway Commercial (HC) zone

Permitted uses include:

- Automobile service stations, car washes and repair centres
- Farm supplies and equipment sales and service
- Hotels, motels and other tourist accommodations
- **Kennels**

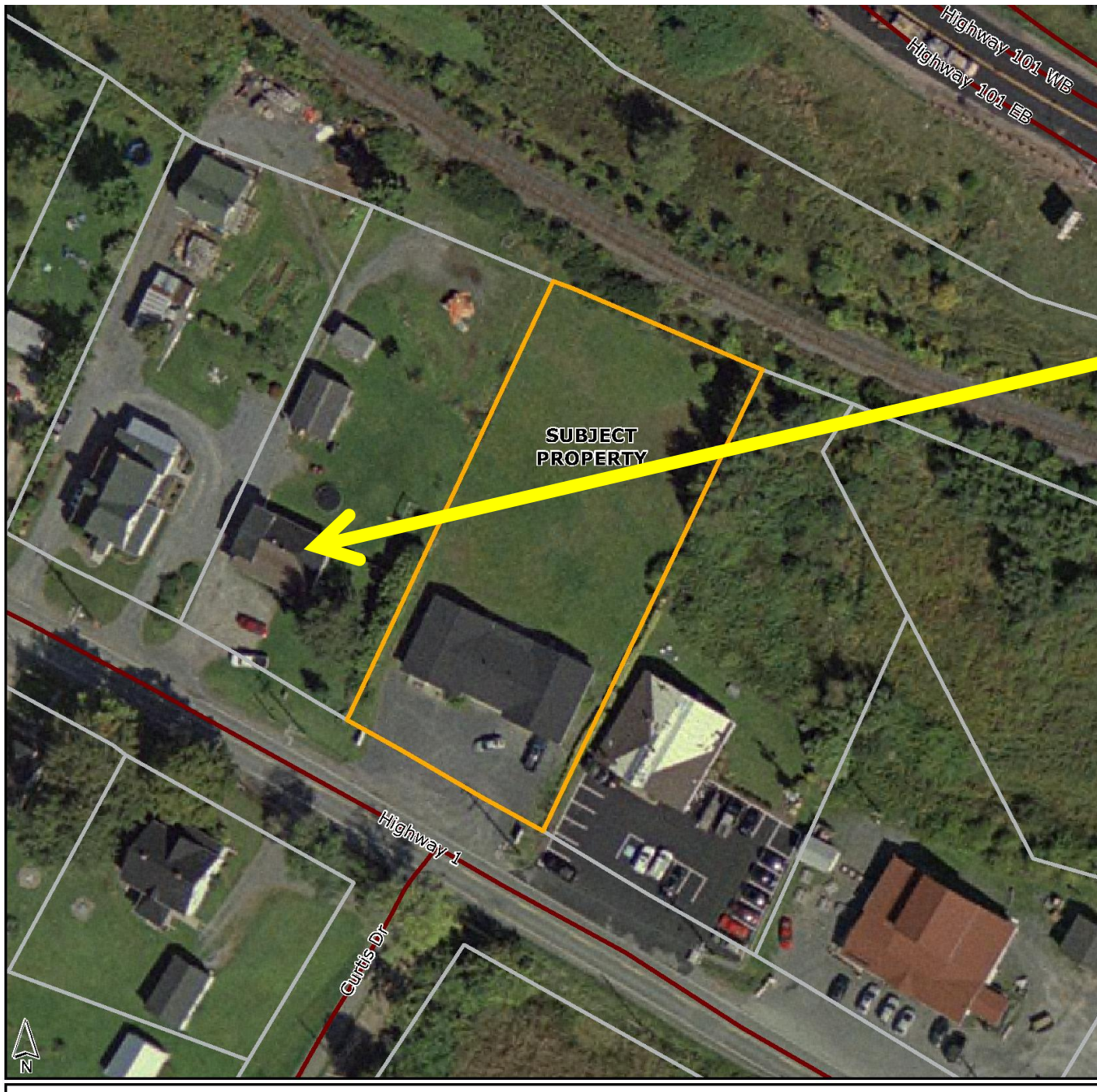


West Hants Land Use By-law

- **Section 5.20 outlines special provisions for a Kennel use**

5.20 Where kennels are permitted by this by-law, the following special provisions shall apply:

- (a) no kennel building or structures, including outdoor exercise runs, shall be located closer than:
 - (i) 100 ft (30.48 m) from the front lot line, except in the Highway Commercial (HC) zone where the standard front yard requirement shall apply;
 - (ii) 100 ft (30.48 m) from all water wells and watercourses;
 - (iii) 50 ft (15.24 m) from the rear and side lot lines; and
 - (iv) 300 ft (91.44 m) from a dwelling on an adjacent property



Orthophoto

- An adjacent dwelling is located on the left side of the subject lot and is within the 300 ft requirement.



Proposed Amendment

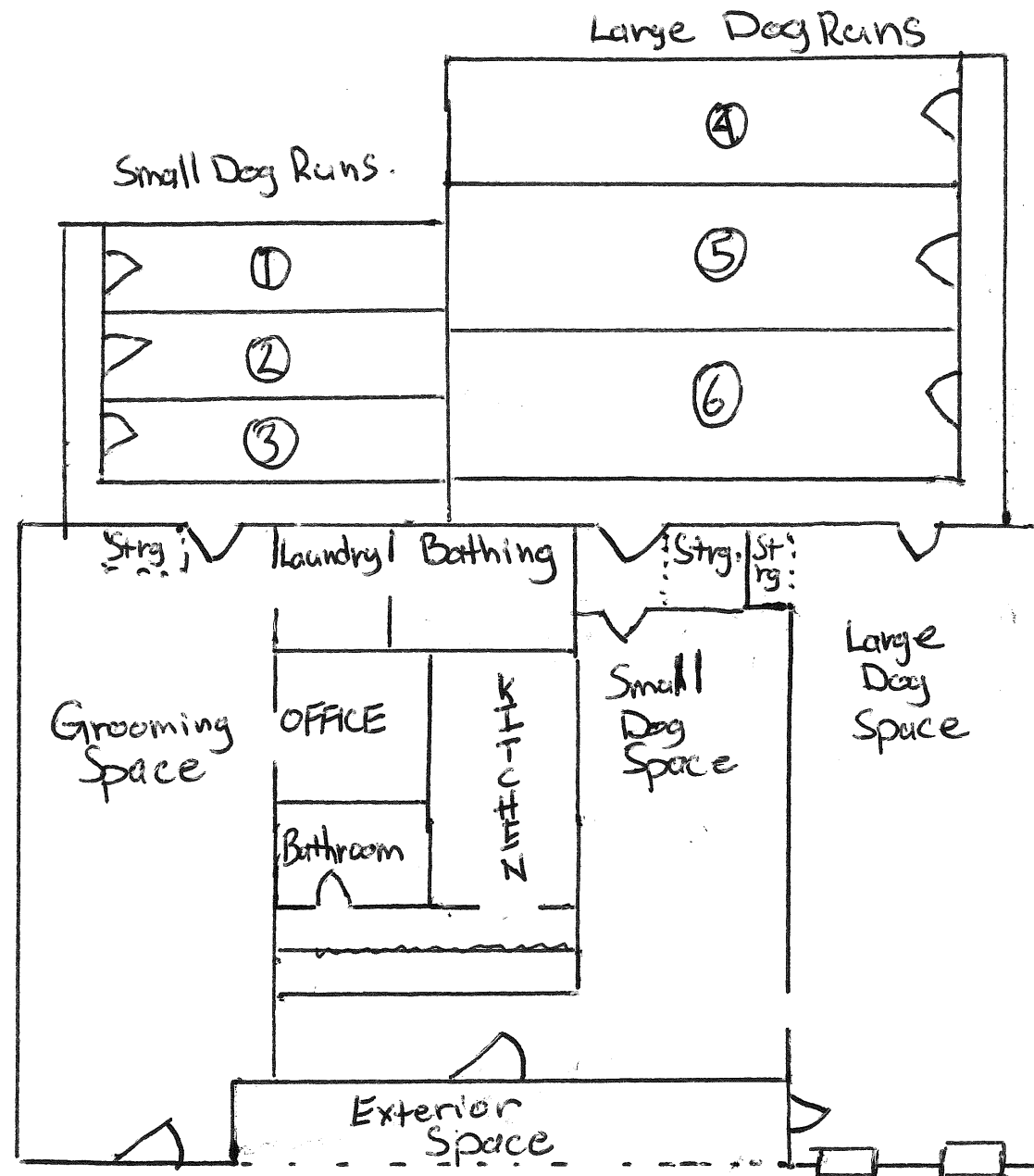
- Add the flexibility to allow Kennels to be located within 300 ft setback to an adjacent dwelling if the owner gives permission, as highlighted in purple

Kennels

5.20 Where kennels are permitted by this by-law, the following special provisions shall apply:

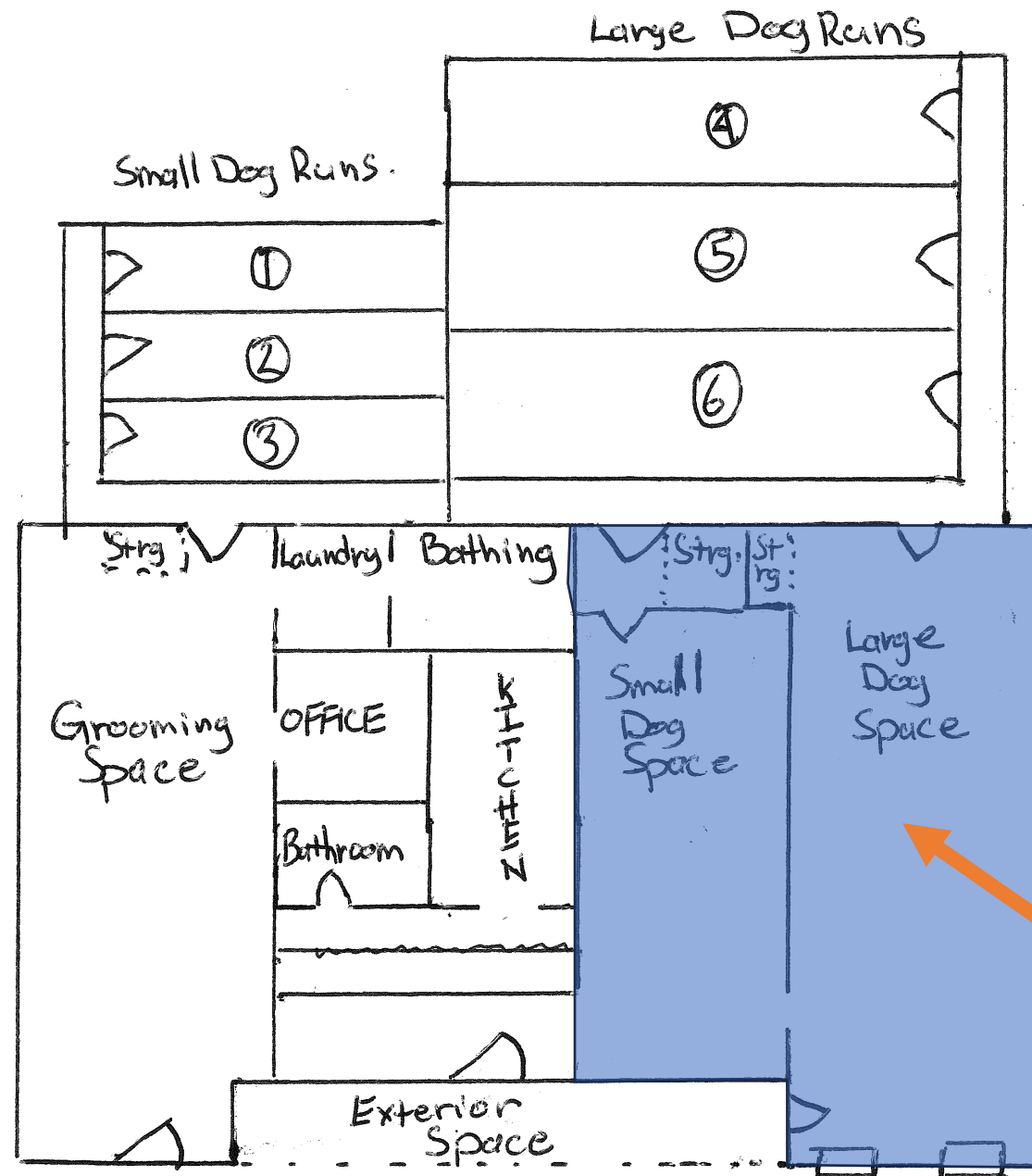
- (a) no kennel building or structures, including outdoor exercise runs, shall be located closer than:
 - (i) 100 ft (30.48 m) from the front lot line, except in the Highway Commercial (HC) zone where the standard front yard requirement shall apply;
 - (ii) 100 ft (30.48 m) from all water wells and watercourses;
 - (iii) 50 ft (15.24 m) from the rear and side lot lines; and
 - (iv) 300 ft (91.44 m) from a dwelling on an adjacent property unless written permission is given by the owner of the property at the time of permitting;





Submitted Floor Plan





Submitted Floor Plan





View of Subject Lot fronting Highway 1





View of the rear yard of the subject lot



Adjacent Dwelling



Surrounding Context

West Hants Municipal Planning Strategy Policy

- **Policy 5.5.11** is the enabling policy for this application and allows Council to consider rezoning lands designated Commercial Core to Highway Commercial (HC), provided the applicable criteria are met.
- In summary, this policy has been considered met as:
 - the proposal has frontage on an arterial road (i.e., Highway 1);
 - no new structures are proposed, except for the outdoor run fences;
 - no concerns were raised regarding traffic flow and safe and efficient roadway access; and
 - adequate on-site parking can be provided.



West Hants Municipal Planning Strategy Policy (continued)

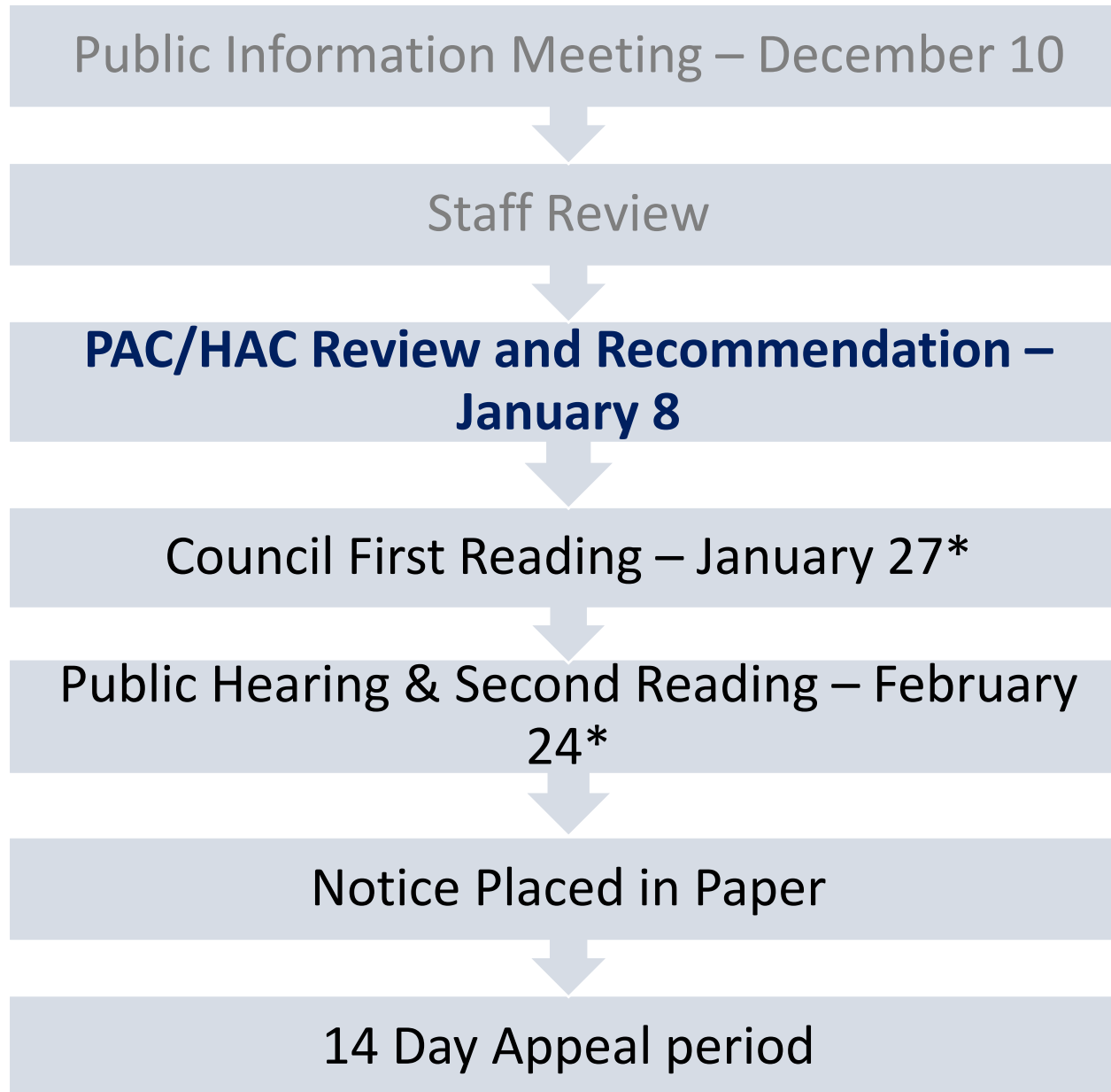
- **Policy 16.3.1** general criteria have been considered met and are summarized as the following:
 - the proposal is not considered premature or inappropriate for the area;
 - no municipal costs related to the proposal are anticipated; and
 - the Development Officer, Manager of Building and Fire Inspection Services, District Manager of the Nova Scotia Department of Public Works have no concerns which have not been addressed in this report.

Public Engagement Summary

- A Public Information Meeting was held on December 10 and broadcast on the Municipal YouTube page, with approximately eight members of the public in attendance.
- Staff received 23 letters during the public comment period, the majority of which expressed support for this application.
- In summary, common themes raised for support include:
 - The need for a safe and dependable grooming services in the region;
 - The employment opportunities related to animal services;
 - The lack of dog boarding services in the region;
 - The growing population of pet owners in the municipality; and
 - The applicant's business history and reputation within the community.



Process



* Anticipated dates



Recommendation

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the maps of Schedule A of the West Hants Land Use By-law to rezone the lot as identified as PID 45242112 from General Commercial (GC) to Highway Commercial (HC) zone and amending Section 5.20 of the West Hants Land Use By-law as shown in the report #25-24 to the Planning and Heritage Advisory Committee dated January 8, 2026, with amendments to the text that these amendments only apply to PID 45242112 and that permission is required from dwellings within 300ft.



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