



**WEST HANTS REGIONAL MUNICIPALITY REPORT**

Information <input type="checkbox"/>	Recommendation <input checked="" type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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**To:** Mayor Zebian and Members of West Hants Regional Municipality Council

**Submitted by:** \_\_\_\_\_  
Will Hong, Planner

**Date:** February 24, 2026

**Subject:** LUB Amendments: 2037 Highway 1, Falmouth (PID 45242112); File #25-24B

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**LEGISLATIVE AUTHORITY**

Municipal Government Act Section 210

**RECOMMENDATION**

Staff recommend that Council forward a positive recommendation by passing the following motion:

...that Council gives Second Reading and approves 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 in a manner substantively the same as the draft set out in Appendix A of the Council report #25-24A dated January 27, 2026.

**BACKGROUND**

Property <input checked="" type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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A completed application was received on November 7, 2025, from Bradley Eaglestone, the owner of the Big Fur Grooming in Windsor. The applicant is proposing to relocate their existing pet grooming business and expand operations to include pet boarding service within the existing building at 2037 Highway 1, Falmouth (PID 45242112).

The subject property is designated Commercial Core, within the Commercial Development District on the Generalized Future Land Use Map (GFLUM) of the West Hants Municipal Planning Strategy, and zoned General Commercial (GC). This 0.63-acre lot, with frontage on Highway 1, was previously occupied by a pet supply business and is surrounded by residential dwellings to the west and across the street, and various commercial uses to the east.

The intent of this application is to rezone the subject property from General Commercial (GC) to Highway Commercial (HC) to allow the proposal. Part of this application also includes a text amendment to the existing kennel special provisions in Section 5.20 of the WHLUB to relax the required 300-foot separation distance from an adjacent dwelling, as the subject lot would not meet this requirement.

### **PAC/HAC DISCUSSION**

On January 8, 2025, staff presented a recommendation report to the Planning and Heritage Advisory Committee (PAC/HAC). The Committee considered the potential noise impact on the surrounding neighboring properties. The Committee also discussed the definition of 'adjacent dwellings' and whether this application could be considered through a variance or a development agreement process. The PAC/HAC recommended in favor of the application subject to make the amendment site-specific and request written permission from all dwellings within the 300-foot separation distance at the time of permitting.

Following the PAC/HAC meeting, staff conducted further mapping analysis which determined there are six dwellings within the 300-foot separation distance. Staff also sought clarification with development control staff on how the term 'adjacent' had been historically applied within the context of the West Hants Land Use By-law (WHLUB). Staff are of the opinion that the term 'adjacent' in the context of Section 5.20 of the WHLUB should be applied to all dwellings within the defined separation distance. Accordingly, staff recommended a refinement to the original recommendation to better reflect the intended outcome, improve clarity, and apply the amendment on a site-specific basis, thereby limiting potential unintended impacts elsewhere in the Municipality.

### **COUNCIL DISCUSSION**

On January 27, 2026, staff presented a recommendation report with a refined motion to Council. Council had a robust discussion with key points summarized in detail below. During the

meeting Council voted to approve First Reading and to schedule a Public Hearing for this application.

***Side Lot Lines***

One Council member sought clarification on whether the proposed development would meet the required 50-foot side lot line as outlined in Section 5.20 of the WHLUB. Staff explained during the meeting that the Development Officer raised no concern regarding this requirement during the internal review process, likely because the applicant intends to use the existing building on the site.

Following the meeting, staff had further discussion with the Development Officer and Manager of Development Control Service, who confirmed that since the proposal intends to operate within an existing building, a change of use may be permitted in a zone where yard requirements are less than those prescribed in the Land Use By-law, in accordance with Section 5.12 of the WHLUB.

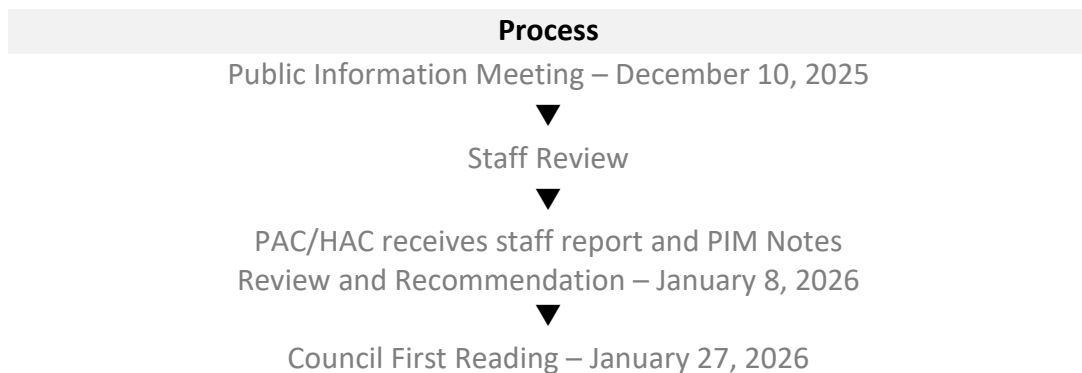
While the existing building is exempt from the 50-foot side lot line setback requirement, any new structures, including outdoor dog exercise runs, would be required to comply with the required 50-foot side lot line for kennel use.

***Precedent***

During the Council meeting, an issue was raised with respect to the precedent Council would set by allowing the applicant’s proposal. Staff clarified that every application is assessed on its own planning merits and against applicable policies. Council has discretion in weighing those policies, and approving or refusing one application does not bind Council in its consideration of future planning applications.

**NEXT STEPS**

The process for this application is as follows:



▼  
**Public Hearing & Second Reading – February 24, 2026**

▼  
Notice of Approval in Local Paper

▼  
14-Day Appeal Period

**FINANCIAL IMPLICATIONS**

There are no financial implications to the Municipality with regard to the filing of this report.

**ALTERNATIVES**

In response to this application, Council may:

- approve the amendment as drafted or as specifically revised by direction of Council;
- refuse the amendment as drafted, citing the criteria that Council consider not to be met;  
or
- provide alternative direction such as requesting further information on a specific topic.

**ATTACHMENTS**

Appendix A 2026-01-27 Staff Report - LUB Amendments: 2037 Highway 1, Falmouth (PID 45242112); File #25-24A

Appendix B Public Hearing Correspondence Record

**CHIEF ADMINISTRATIVE OFFICER REVIEW**

Pending comments made at the Public Hearing and discussion from Council I support the recommendation as proposed.

Report Prepared by: \_\_\_\_\_

Will Hong, Planner

Report Approved by: \_\_\_\_\_

Kari Fougere, Acting Director of Planning and Development

Report Approved by:  \_\_\_\_\_

Mark Phillips, Chief Administrative Officer

**Appendix A: 2026-01-27 Staff Report - LUB Amendments: 2037 Highway 1, Falmouth (PID  
45242112); File #25-24A**



## KFWEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input checked="" type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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**To:** Mayor Zebian and Members of West Hants Regional Municipality Council

**Submitted by:** \_\_\_\_\_  
Will Hong, Planner

**Date:** January 27, 2026

**Subject:** LUB Amendments: 2037 Highway 1, Falmouth (PID 45242112); File #25-24A

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### LEGISLATIVE AUTHORITY

Municipal Government Act Section 210

### RECOMMENDATION

Staff recommend that Council forward a positive recommendation by passing the following motion:

...that Council gives 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 in a manner substantively the same as the draft set out in Appendix A of the Council report #25-24A dated January 27, 2026.

Alternatively, should Council wish to make this amendment site-specific and in keeping with the recommendation from PAC/HAC, Council shall consider the follow motion:

...that Council gives 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 in a manner substantively the same as the draft set out in Appendix B of the Council report #25-24A dated January 27, 2026.

## BACKGROUND

Property <input checked="" type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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A completed application was received on November 7, 2025, from Bradley Eaglestone, the owner of the Big Fur Grooming in Windsor. The applicant is proposing to relocate their existing pet grooming business and expand operations to include pet boarding service within the existing building at 2037 Highway 1, Falmouth (PID 45242112).

The subject property is designated Commercial Core, within the Commercial Development District on the Generalized Future Land Use Map (GFLUM) of the West Hants Municipal Planning Strategy, and zoned General Commercial (GC). This 0.63-acre lot, with frontage on Highway 1, was previously occupied by a pet supply business and is surrounded by residential dwellings to the west and across the street, and various commercial uses to the east.

The intent of this application is to rezone the subject property from General Commercial (GC) to Highway Commercial (HC) to allow the proposal. Part of this application also includes a text amendment to the existing kennel special provisions in Section 5.20 of the WHLUB to relax the required 300-foot separation distance from an adjacent dwelling, as the subject lot would not meet this requirement.

## DISCUSSION

On January 8, 2025, staff preswrestented a recommendation report to the Planning and Heritage Advisory Committee (PAC/HAC) (Appendix A). During the meeting, the committee had a robust discussion regarding the following topics summarized in more detail below.

### ***Variance and Development Agreement Option***

One committee member raised a question as to why the required 300-foot separation distance cannot be reduced through a variance process. Staff explained that the rationale behind the proposed text Land Use By-law amendment is due to the existing 300-foot distance from an adjacent dwelling is considered as a separation distance, which is distinct from a setback. A separation distance is often used to set distance for off-site features such as the nearest dwelling or watercourses, whereas setbacks refer to a minimum distance between structures and the property boundary. Under the Municipal Government Act, only setbacks are eligible for variance and further Development Officers can only vary certain perimeters by a certain

percentage. As a result, Development Officers are unable to grant a variance in this situation and therefore a text amendment to the existing provision is proposed.

Another question raised was regarding the possibility of entering a development agreement for this proposed development. Staff explained that there is no supporting policy in the West Hants Municipal Planning Strategy which govern the development agreement application. An amendment to both Municipal Planning Strategy and Land Use By-law would be required to enable this proposal through a development agreement mechanism by establishing policy criteria. Staff note that the existing special provisions relating to kennel use in the Land Use By-law already established a level of regulatory control such as hours of operation for outdoor run, ventilation and soundproofed requirements for the building structure.

### ***Letter of Concern***

During the meeting, one committee member requested clarification regarding concerns received by staff during the public comment period. Staff noted that there was one letter of concern staff received; however, the message was cut off by the system because the sender entered the content entirely in the subject line.

Staff did follow up with the sender to request additional information. On January 20, 2026, staff received a response, and the correspondence is attached in Appendix C.

### ***Definition of Dwelling***

One committee member sought clarification on whether the commercial property to the east of the subject lot would be considered a dwelling. Staff explained that, under the West Hants Land Use By-law, a dwelling is defined as:

*a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units, and shall not include a hotel, a motel, apartment hotel, recreation vehicle or travel trailer;*

Accordingly, the existing separation distance requirement is intended to apply only to residential dwellings and does not include commercial properties.

### ***Definition of Adjacent Dwellings***

Several committee members expressed concern about potential noise impacts on the surrounding neighborhood, particularly residential dwellings located across from the subject property. Under the existing West Hants Land Use By-law, kennel use is required to maintain a 300-foot separation distance from a dwelling on an adjacent property (emphasis added). Staff explained during the meeting that this requirement does not apply to dwellings located across the street, as the subject property does not share a common property line with those lands and is separated by the public right-of-way.

After the meeting, staff are made aware by the Development Officer that the existing term “adjacent” may be subject to varying interpretations, as the word “adjacent” is not explicitly defined in the West Hants Land Use By-law. After further discussion with the Development Officer, a review of case law, as well as a review of how the term adjacent has been applied within the WHLUB, staff are of the opinion that the term adjacent means dwellings in proximity to the proposed site. In earlier discussions, the term had been interpreted in a manner similar to “abutting,” which generally refers to properties sharing a common lot or property line that is not part of street.

Accordingly, under the existing West Hants Land Use By-law, this interpretation requires kennel use to maintain a 300-foot separation distance from all dwellings in proximity to the proposed site, which aligns with the intent of PAC/HAC revised motion.

Furthermore, staff identified six dwellings that are within the 300-foot separation distance and measured the approximate distances to each (Figure 1).

#### ***Draft Amendment brought to PAC/HAC***

Another concern raised during the meeting was its potential impact on the broader community and whether the scope of the amendment should be limited to a site-specific approach.

The original motion as prepared by staff was:

*...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.*

The motion as revised and approved by PAC/HAC was:

*...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.*

Staff note that the intent of the PAC/HAC revised motion, which applies a separation distance to all dwellings within 300 feet, is consistent with the intent of the special provision in the present West Hants Land Use By-law and therefore irrelevant. The only difference between the original motion and revised motion by PAC/HAC relates to the scope of the amendment, with

the revised motion adopting a site-specific approach. Under the revised amendment, the separation distance requirement for PID 45242112 may be waived if written permission can be obtained from all six dwellings that fall within the 300-foot separation distance at the time of permitting. As the amendment by PAC/HAC is site-specific, it would not apply to future kennel uses on other properties in the Municipality.

**Revised Draft Amendment following PAC/HAC Meeting**

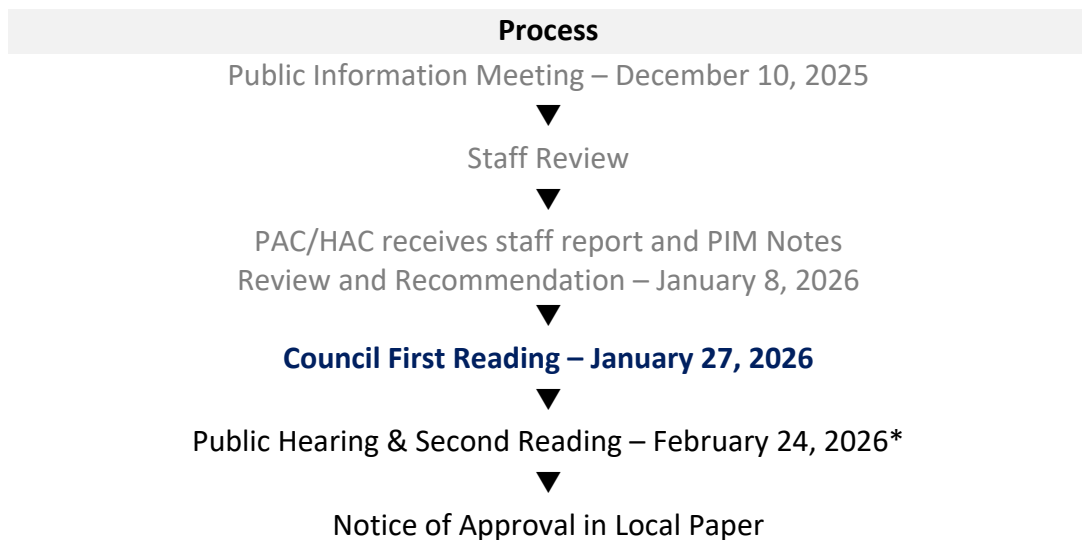
Staff acknowledged that the existing term “adjacent” could unintentionally extend the written permission requirement to multiple nearby dwellings, which is beyond the scope of the permission requirement as intended when the applicant submitted the application. The original intent of the amendment was to minimize potential land use impacts on the immediately adjacent dwelling.

This revised draft amendment would divert from the recommendation of PAC/HAC by requiring written permission from one owner, as opposed to six, as shown in Figure 1. However, staff feel that utilizing a site-specific approach would mitigate a potential impact on the Municipality as a whole. Additionally, this site provides buffering (road, traffic, existing buildings) from other adjacent dwellings, whereas the abutting dwelling will be more directly impacted.

Accordingly, staff recommend a refinement to the original recommendation (Appendix A) to better reflect the intended outcome, improve clarity, and apply the amendment on a site-specific basis, thereby limiting potential unintended impacts elsewhere in the Municipality.

**NEXT STEPS**

The process for this application is as follows:





14-Day Appeal Period

\*anticipated dates; final dates set by Council

**FINANCIAL IMPLICATIONS**

There are no financial implications to the Municipality with regard to the filing of this report.

**ALTERNATIVES**

In response to this application, Council may:

- hold First Reading and authorize a Public Hearing to approve the amendment as drafted or as specifically revised by direction of Council;
- hold First Reading and authorize a Public Hearing to refuse the amendment as drafted, citing the criteria that Council consider not to be met; or
- provide alternative direction such as requesting further information on a specific topic.

**ATTACHMENTS**

- Figure 1 300-foot Separation Distance Map
- Appendix A Draft WHLUB Amendment
- Appendix B Alternative Draft WHLUB Amendment as Revised by PAC/HAC
- Appendix C Follow-Up on Public Comment Correspondence
- Appendix D 2026-01-08 Staff Report - LUB Amendments: 2037 Highway 1, Falmouth (PID 45242112); File #25-24

**CHIEF ADMINISTRATIVE OFFICER REVIEW**

I support the staff recommendation for first reading. Council has additional information for their consideration as discussed at the PAC/HAC.

Report Prepared by: Will Hong  
Will Hong, Planner

Report Approved by: \_\_\_\_\_

Kari Fougere, Acting Director of Planning and Development

Report Approved by:



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Mark Phillips, Chief Administrative Officer

Figure 1 – 300-foot Separation Distance Map



## Appendix A

### Draft WHLUB Amendment

*Note: Red text indicates the updates following the PAC/HAC meeting and represents a change from the present WHLUB and is provided only for the convenience of PAC/HAC and Council.*

**Amend Section 5.20, Kennels, of the West Hants Land Use By-law to add site-specific flexibility for PID 45242112 to allow the Kennel to be located within the 300 ft separation distance to an abutting dwelling in the event of the owner of that property gives written permission, so that Section 5.20 reads as follows:**

#### 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.
  - (b) the use shall include a wholly enclosed building that is properly ventilated and soundproofed to a sound transmission class of at least 50 decibels as prescribed by the National Building Code; ~~and~~
  - (c) no outdoor exercise run shall be occupied between the hours of 9:00 pm and 7:00 am on the following day; ~~and~~
  - (d) **exception for PID 45242112 – notwithstanding Section 5.20 (a) (iv), a 300 ft (91.44 m) separation distance shall be maintained from a dwelling on an abutting property unless written permission is given by the owner of property at the time of permitting.**

## Appendix B

### Alternative Draft WHLUB Amendment as revised by PAC/HAC

*Note: Red text indicates the updates in relation to the PAC/HAC motion and represents a change from the present WHLUB and is provided only for the convenience of PAC/HAC and Council.*

**Amend Section 5.20, Kennels, of the West Hants Land Use By-law to add site-specific flexibility for PID 45242112 to allow the Kennel to be located within the 300 ft separation distance to an adjacent dwelling in the event of the adjacent property owner gives written permission, so that Section 5.20 reads as follows:**

#### 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.
  - (b) the use shall include a wholly enclosed building that is properly ventilated and soundproofed to a sound transmission class of at least 50 decibels as prescribed by the National Building Code; ~~and~~
  - (c) no outdoor exercise run shall be occupied between the hours of 9:00 pm and 7:00 am on the following day; ~~and~~
  - (d) **exception for PID 45242112 – notwithstanding Section 5.20 (a) (iv), separation distance from a dwelling may be waived if written permission is given by the owner(s) of property(ies) at the time of permitting.**

## Appendix C

### Follow-Up on Public Comment Correspondence

*(Staff's reply in purple)*

**January 20, 2026**

**From:** Lorraine Price

**To:** Will Hong

I am concerned about dog grooming day care and boarding facility i don't agree with dog boarding. Dogs bark a lot my parents had one near them in summer it was nightmare

**January 20, 2026**

**From:** Will Hong

**To:** Lorraine Price

Good morning Lorraine,

Thanks for getting back to me. I will be sure to include your comment in my future staff report for Council's consideration.

As a follow-up question, do you reside in close proximity to the subject lot? I ask because a kennel use is required to maintain a separation distance of 300 feet from a dwelling on an adjacent lot.

If you prefer to chat over the phone, please feel free to give me a call at 902-798-8391 extension 110.

Thanks,

Will

**Appendix D – 2026-01-08 Staff Report - LUB Amendments: 2037 Highway 1, Falmouth (PID  
45242112); File #25-24**



**KFWEST HANTS REGIONAL MUNICIPALITY REPORT**

Information <input type="checkbox"/>	Recommendation X	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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**To:** Members of Planning and Heritage Advisory Committee (PAC/HAC)

**Submitted by:** \_\_\_\_\_  
Will Hong, Planner

**Date:** January 8, 2026

**Subject:** LUB Amendments: 2037 Highway 1, Falmouth (PID 45242112); File #25-24

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**LEGISLATIVE AUTHORITY**

Municipal Government Act Section 210

**RECOMMENDATION**

Staff recommend that the PAC/HAC forward a positive recommendation by passing the following motion:

...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.

**BACKGROUND**

Property X	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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A completed application was received on November 7, 2025, from Bradley Eaglestone, the owner of the Big Fur Grooming in Windsor. The application was to rezone the property from General Commercial (GC) to Highway Commercial (HC) to permit a dog grooming and boarding facility and amend Section 5.20 of West Hants Land Use By-law.

**Subject Property**

The subject property 2037 Highway 1 in Falmouth, PID 45242112 is designated Commercial Core, falls within the Commercial Development District on the Generalized Future Land Use Map (GFLUM) of the West Hants Municipal Planning Strategy (WHMPS) (Figure 1 and Figure 2), and zoned General Commercial (GC) on Schedule A GC-1 of the West Hants Land Use By-law (WHLUB) (Figure 3).

The subject lot is approximately 0.63-acre in size with frontage on Highway 1 and was previously occupied by a pet-supply business. Surrounding uses include residential dwellings to the west and across the street, and a variety of commercial uses to the east.

**Proposal Details**

The applicant is proposing to relocate their existing pet grooming business and expand operations to include pet boarding service within the existing building at 2037 Highway 1, Falmouth. In addition to the application materials, the applicant submitted a floor plan indicating that the pet grooming business would be located in the western portion of the building, while the pet boarding services would operate from the eastern portion, which is situated closer to the surrounding commercial establishments and farther from nearby residential uses.

As the current zoning does not permit Kennel use as-of-right, the applicant is proposing to rezone the subject property to Highway Commercial (HC) zone. Part of this application also includes a text amendment to the existing kennel special provisions in Section 5.20 of the WHLUB to relax the required 300-foot setback from an adjacent dwelling, as the subject lot would not meet this setback requirement.

**DISCUSSION**

***Generalized Future Land Use Designation***

The property is designated Commercial Core on the GFLUM of the WHMPS. The preamble text in the WHMPS in Section 5.5 provides context in directing commercial growth within designated commercial core areas in the Growth Centres to minimize potential land use

conflicts, as well as to promote a focal point for business activity. Policy 5.5.3 of the WHMPS establishes the Commercial Core designation in Falmouth. The preamble text of this policy provides direction that *“The commercial core of Falmouth is located along Highway 1 between the Avon River Bridge and the Highway 101 access road .... it is the intention of Council to limit the majority of new commercial development to this core.”* As the subject lot is designated the Commercial Core with frontage on Highway 1, it meets Council’s intention to concentrate commercial activities and direct commercial growth in Falmouth within this area.

The subject lot also falls within the Commercial Development District (“the District”) designation. The District was created in 2015 to incentivize development for businesses in the serviced commercial areas of the Municipality. Policy 4.4.1 of the WHMPS establishes the Commercial Development District designation within the Commercial Core designation of Falmouth and Three Mile Plains. Section 4.4 of the WHMPS indicates that Council will implement a phase-in commercial tax program in accordance with Bill 177 in this area, which indicates Council’s intention to incentivize commercial development within the District. The applicant has not applied for the commercial tax program; however this project will contribute to maintaining the commercial fabric within this District.

### ***Proposed LUB Amendments***

Currently, commercial Kennels uses are only permitted in both Highway Commercial (HC) and Rural Commercial (RC) zone in the West Hants Land Use By-law (WHLUB). Thus, the applicant proposed to rezone the subject lot from General Commercial (GC) to Highway Commercial (HC).

In addition, Section 5.20 of the WHLUB imposes additional regulations specific to kennel uses, including setback from water wells, watercourse, lot lines, dwellings, as well as requirements for ventilation, soundproof, and hours of operation for outdoor runs. Specifically, the subject property is unable to meet criterion (iv) of Section 5.20, which requires a minimum 300-foot setback from a dwelling located on an adjacent property. The subject lot directly abuts a residential dwelling to the west, with an existing separation distance of approximately 60 feet, which is substantially below the required setback. As a result, this provision represents a significant constraint to the proposal and would remain a major barrier even if the requested rezoning was successful.

Therefore, part of the application also includes proposed text amendments to the WHLUB which will relax this setback requirement from an adjacent dwelling, conditional upon the written consent of the affected dwelling owner at the time the development permit is issued. This approach maintains the intent of the WHLUB to minimize potential land use conflicts while introducing a degree of flexibility in situations where potential impacts are acceptable to the adjacent landowner, particularly in areas where a commercial presence is already established.

This text change will apply to all proposed kennels in zones they are permitted, within the WHLUB area.

Staff note that the adjacent dwelling is within the same designation as the subject lot and zoned Highway Commercial (HC). In addition, a letter of support was received from the owner of this dwelling on November 17, 2025.

The proposed amendment to the Zoning Map of the WHLUB is shown in Figure 4 and amendment to the text of the WHLUB is in Attachment A.

### ***Municipal Planning Strategy Review***

Policy 5.5.11 of the WHMPS is the enabling policy for this application, which indicates that lands designated commercial core may be rezoned to Highway Commercial (HC) subject to a list of specific criteria relates to road frontage, buffering, traffic safety, and on-site parking. The full list of criteria is included in Attachment A. In summary, the proposal meets the criteria 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.

Policy 16.3.1 establishes the general criteria that must be considered for all amendments to the West Hants Land Use By-law. The full list of criteria is included in Attachment A. In summary, the proposal meets the criteria as:

- the proposal is not considered premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated; and
- the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, District Manager of the Nova Scotia Department of Public Works, and Public Works Engineering Division have no concerns which have not been addressed in this report.

### ***Public Engagement***

Staff held a Public Information Meeting on December 10. Following the meeting, a public comment period was open until December 24, during which staff received 23 emails and one phone call.

All submissions staff received during the public comment period expressed support for the rezoning application. Common themes raised 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.

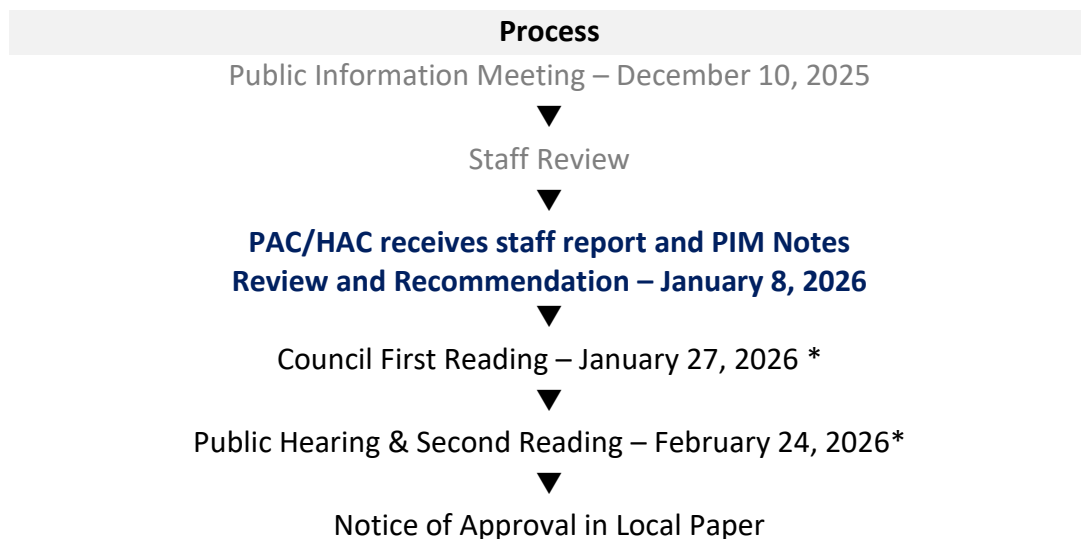
A summary of notes from the Public Information Meeting and all correspondences from the public is included in Attachment C.

### **MUNICIPAL CLIMATE CHANGE ACTION PLAN**

The Municipal Climate Change Action Plan (MCCAP) for West Hants (2013) highlights two simulated flooding scenarios. The first scenario is based on wet areas mapping which shows the potential inland flooding. The second scenario shows the simulated flooding extent for probable coastal flood due to climate change. Under the second scenario most of the community of Falmouth along the coast will experience some degree of flooding, including the subject lot. Staff note that the proposed business would operate within the existing building at 2037 Highway 1, Falmouth and no new structures are proposed, except for the outdoor run fences. Property owners are responsible for ensuring that their lot is suitable for the proposed uses.

### **NEXT STEPS**

As noted above, staff has reviewed the proposal in terms of all relevant policy criteria and determined that the proposed amendments are consistent with the intent, objectives, policies and criteria of the WHMPS. As a result, it is reasonable to amend the text of West Hants Land Use By-law and rezone the subject property to Highway Commercial (HC) zone.





## 14-Day Appeal Period

\*anticipated dates; final dates set by Council

### **FINANCIAL IMPLICATIONS**

There are no financial implications to the Municipality with regard to the filing of this report.

### **ALTERNATIVES**

In response to this application, the PAC/HAC may recommend that Council:

- hold First Reading and authorize a Public Hearing to approve the amendment as drafted or as specifically revised by direction of PAC/HAC;
- provide alternative direction, such as requesting further information on a specific topic.

### **ATTACHMENTS**

Figure 1	West Hants GFLUM Extract 1
Figure 2	West Hants GFLUM Extract 2
Figure 3	West Hants Zoning Map Extract
Figure 4	West Hants Proposed Zoning Map Extract
Attachment A	Draft WHLUB Amendment
Attachment B	Policy Summary for WHLUB Amendments
Attachment C	Public Information Meeting Notes and Public Correspondences

Report Prepared by: \_\_\_\_\_  
Will Hong, Planner

Report Approved by: \_\_\_\_\_  
Kari Fougere, Acting Director of Planning and Development

Figure 1 – West Hants GFLUM Extract

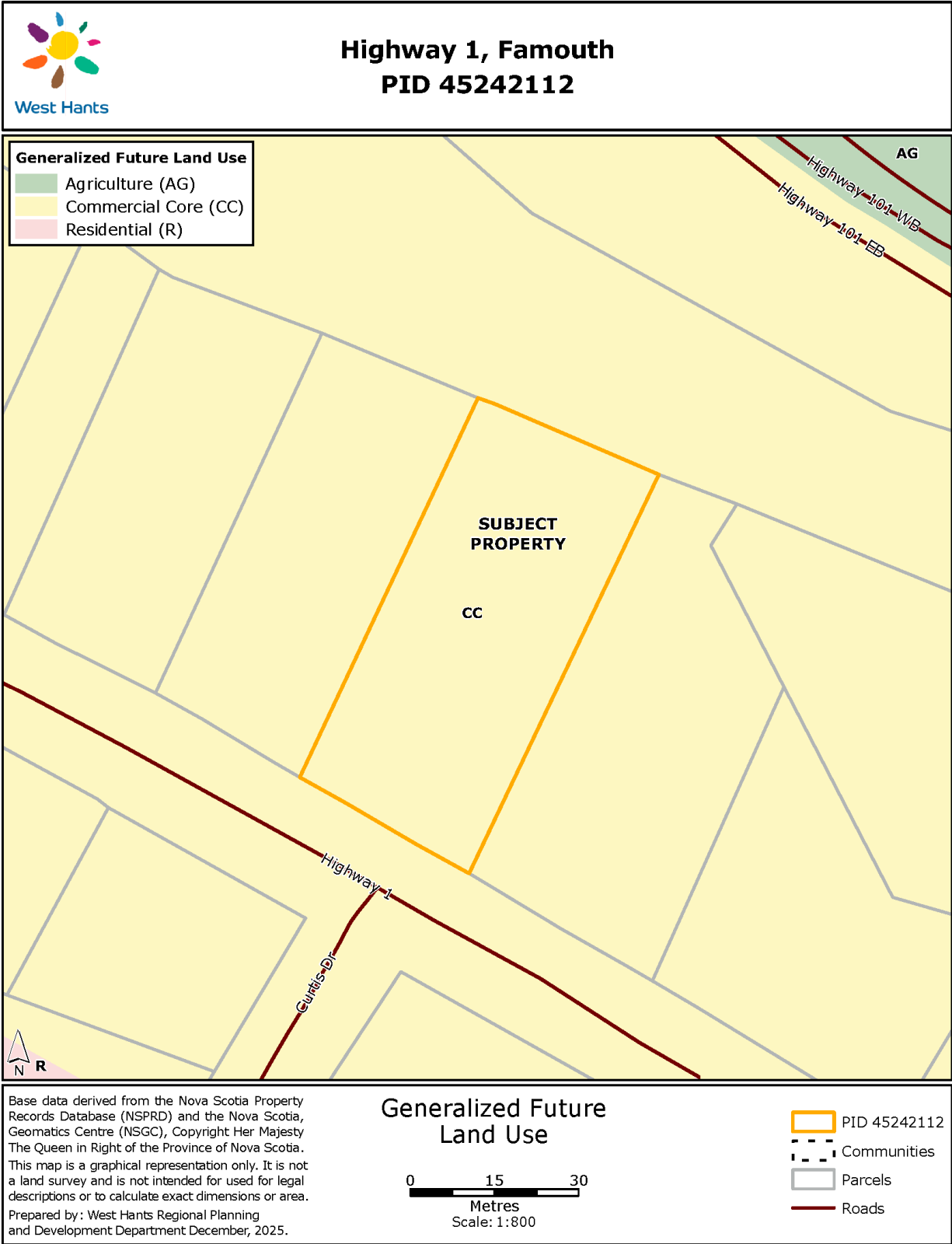


Figure 2 – West Hants GFLUM Extract 2

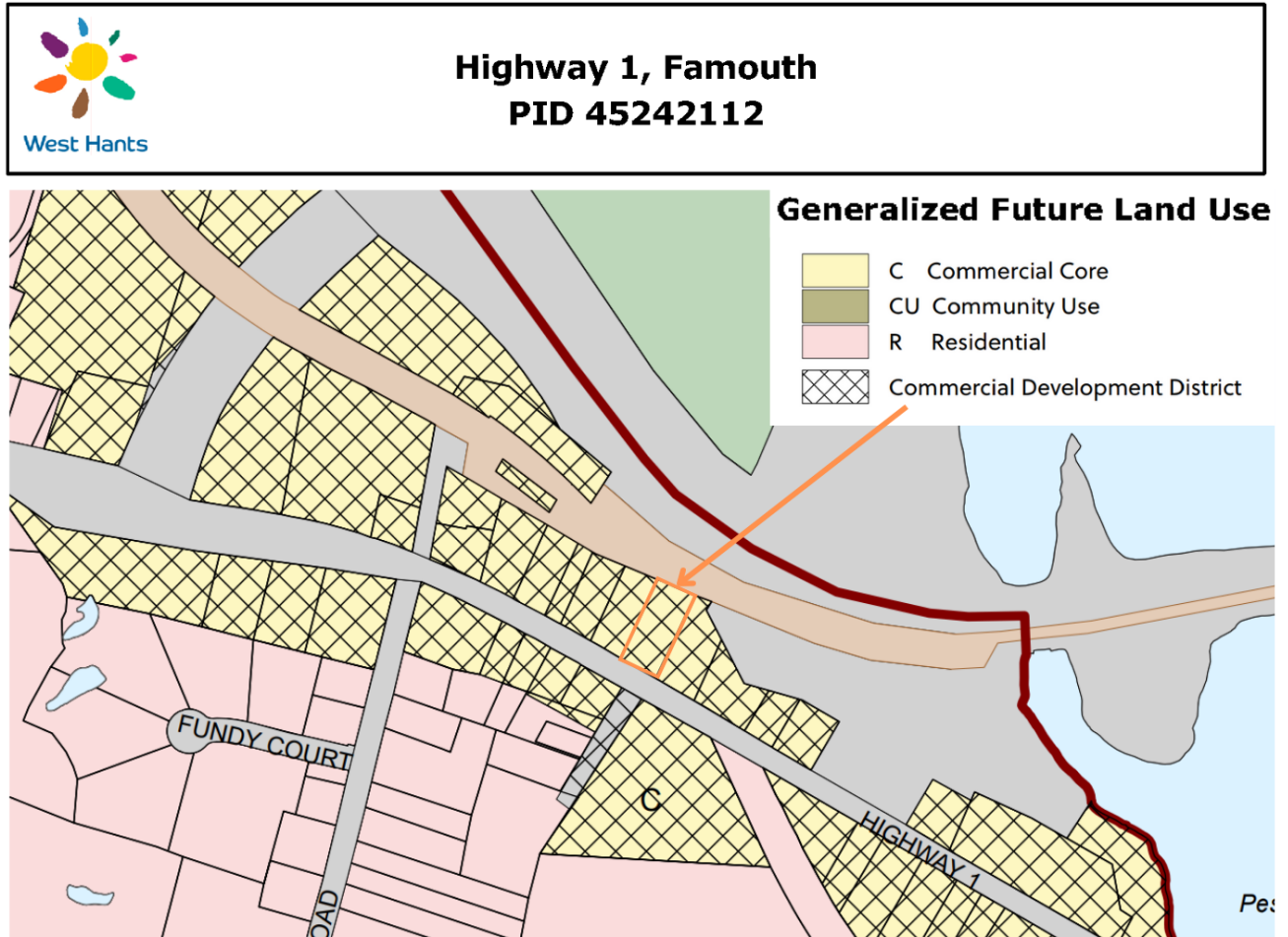


Figure 3 – West Hants Zoning Map Extract

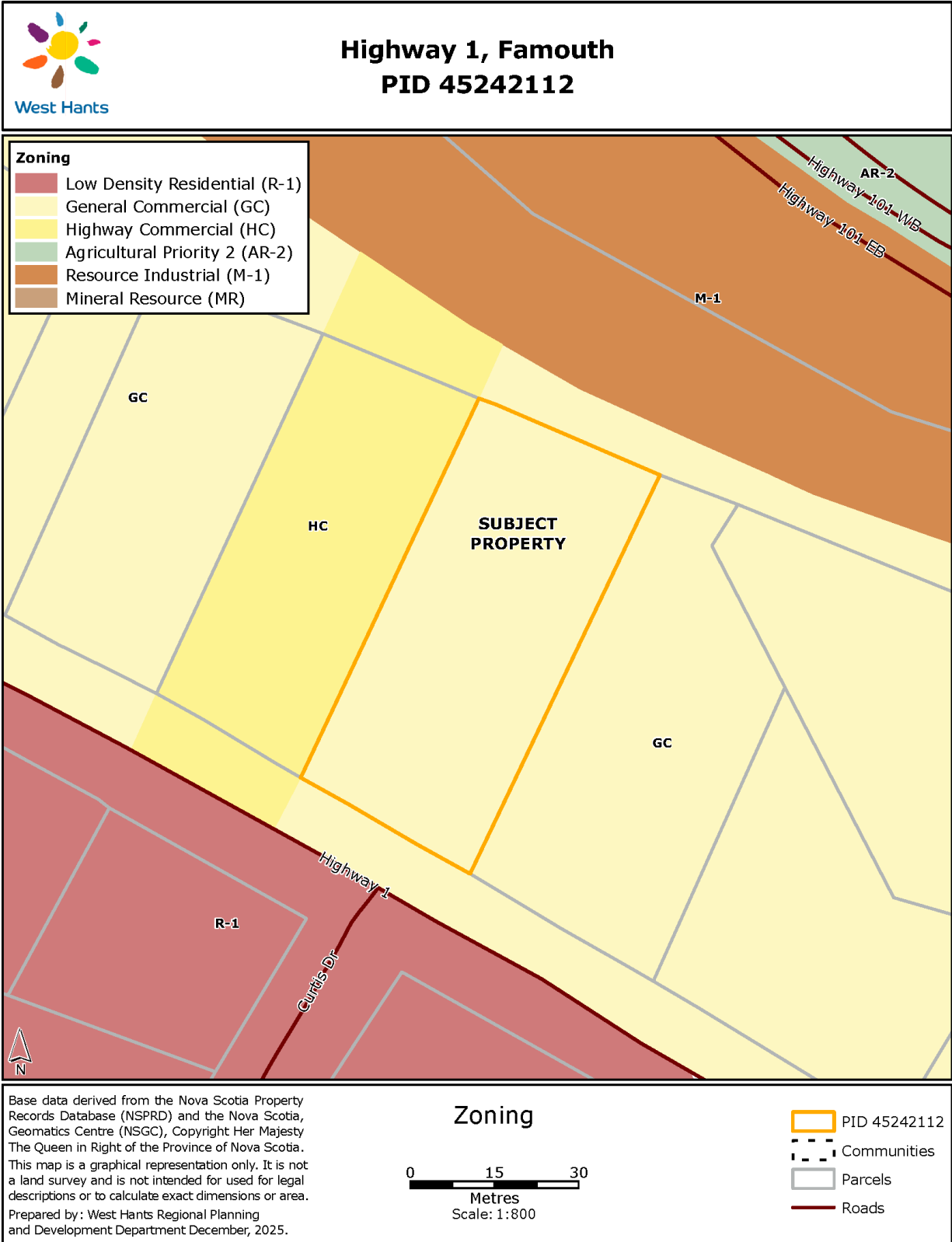
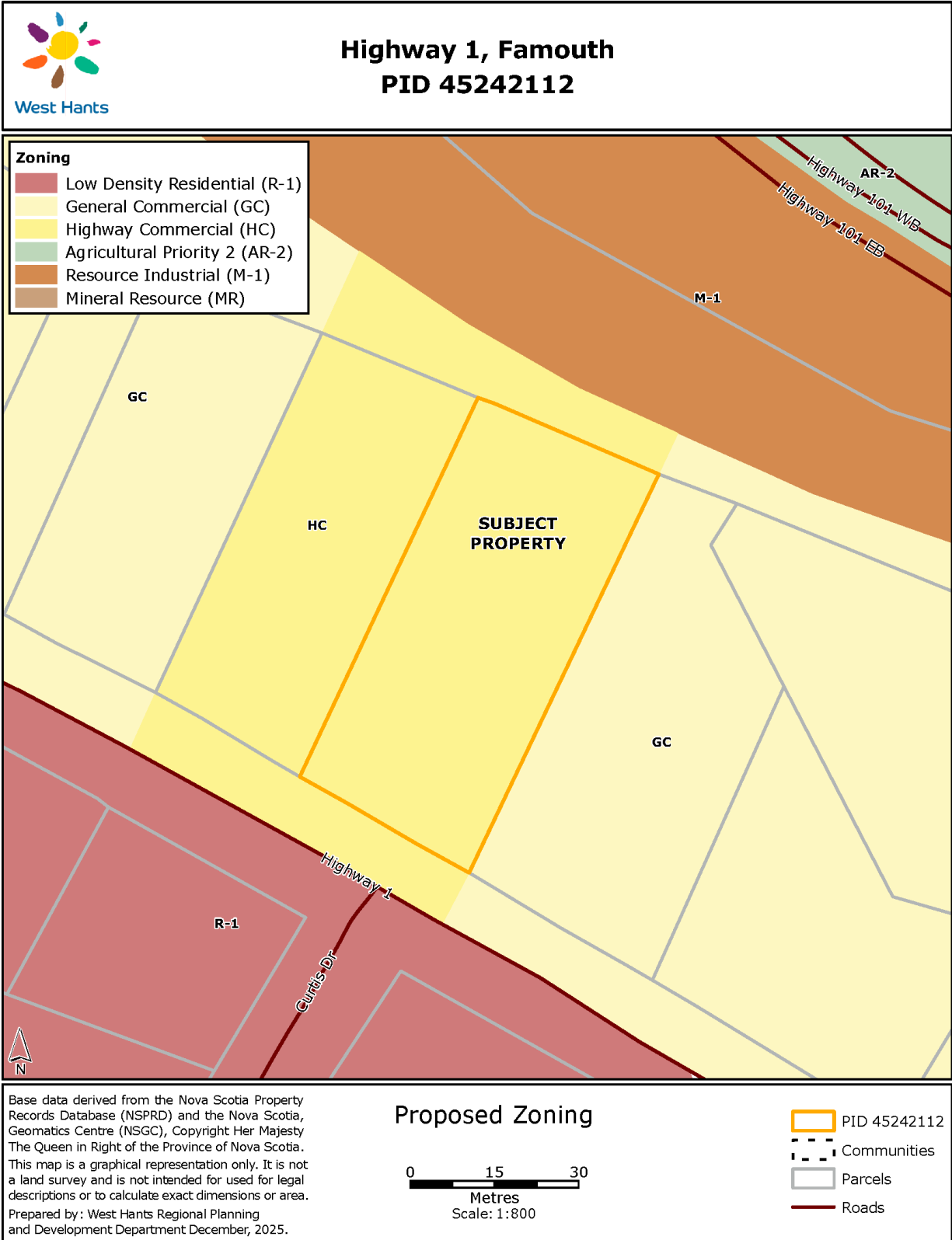


Figure 4 – West Hants Proposed Zoning Map Extract



## Attachment A

### Draft WHLUB Amendment

*Note: purple text indicates a change from the present WHLUB and is provided only for the convenience of PAC/HAC and Council*

**Amend Section 5.20, Kennels, of the West Hants Land Use By-law to add the flexibility to allow the Kennel to be located within the 300 ft setback to an adjacent dwelling in the event of the adjacent property owner gives written permission, so that Section 5.20 reads as follows:**

#### **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*;
  - (b) the use shall include a wholly enclosed building that is properly ventilated and soundproofed to a sound transmission class of at least 50 decibels as prescribed by the National Building Code; and
  - (c) no outdoor exercise run shall be occupied between the hours of 9:00 pm and 7:00 am on the following day.

**Attachment B – Policy Summary for Amendments**

<p><b>Policy 5.5.11</b> <i>It shall be the policy of Council to consider rezoning land within the Commercial designation of the Growth Centres to Highway Commercial (HC) subject to the following:</i></p>	
<p><i>(a) the development has frontage on an arterial or collector street;</i></p>	<p>The subject lot has frontage on Highway 1, which is identified as an arterial road on the transportation map of the WHMPS.</p>
<p><i>(b) adequate buffering or screening, setbacks and yards are provided to minimize potential land use conflicts with adjacent properties and any open storage and display areas are adequately controlled and screened;</i></p>	<p>The applicant proposed to utilize the existing structure for the dog grooming and boarding business. The subject lot is zoned General Commercial (GC). It is worth noting that the General Commercial zone has the same setback requirements as the Highway Commercial zone for front, rear, and side yards.</p> <p>In addition, Section 5.20 of the WHLUB imposes additional regulations specific to kennel uses, including setbacks from water wells, watercourses, lot lines, dwellings, as well as requirements for ventilation, soundproof, and hours of operation for outdoor runs. It is worth noting that Section 5.20 (iii) of the WHLUB would require a 50 ft setback from the side lot lines. However, given that the proposal involves an existing building being converted to a different use, Section 5.12 of the WHLUB permits reduced side yard setbacks, provided all other applicable provisions of the By-law are met.</p>
<p><i>(c) traffic flow and pedestrian safety will not be adversely affected</i></p>	<p>The Area Manager of the Nova Scotia Department of Public Works</p>

	commented that they have no concerns regarding this criterion.
(d) <i>safe and efficient roadway access is provided;</i>	The subject lot was previously occupied by a pet-supply business and there is existing roadway access to Highway 1. In addition, the Area Manager of the Nova Scotia Department of Public Works have no concerns regarding safe and efficient roadway access from this proposal.
(e) <i>adequate on-site parking is provided;</i>	The subject lot was previously occupied by a pet-supply business and includes existing on-site parking. The applicant will be required, during the permitting stage, to demonstrate a parking ratio of one space per 300 sq ft of commercial floor area.
(f) <i>any other matter which may be addressed in a Land Use By law; and</i>	All other matters are addressed elsewhere in this report.
(g) <i>Policy 16.3.1.</i>	Please see Attachment B for further details.

**Policy 16.3.1** *In considering development agreements and amendments to the West Hants Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:*

*(a) whether the proposal is considered premature or inappropriate in terms of:*

<i>(i) the adequacy of sewer and water services;</i>	The Public Works Engineering Division commented that the subject lot is connected to municipal water and sewer.
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<i>(ii) the adequacy of school facilities;</i>	Not applicable since the proposal is for a commercial use.
<i>(iii) the adequacy of fire protection and other emergency services;</i>	The Manager of Building and Fire Inspection Services commented that they have no concerns regarding the adequacy of fire protection. The local Fire Chief commented that they also have no concerns about the adequacy of fire protection for the property for the proposed use.
<i>(iv) the adequacy of road networks adjacent to, or leading to the development; and</i>	The Area Manager of the Nova Scotia Department of Public Works commented that they have no concerns regarding the adequacy of road networks adjacent to, or leading to the development.
<i>(v) the financial capacity of the Municipality to absorb any costs relating to the development.</i>	There are no anticipated costs to the Municipality regarding this development.
<i>(b) whether the development is serviced, or capable of being serviced, by a potable water supply and either central sewer or an approved on-site sewage disposal system;</i>	The Public Works Engineering Division commented that the subject lot is connected to municipal water and sewer.
<i>(c) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;</i>	The Area Manager of the Nova Scotia Department of Public Works commented that they have no concerns regarding this criterion.
<i>(d) the adequacy of the dimensions and shape of the lot for the intended use;</i>	The subject lot is 27,433 square feet in size, which meets the minimum lot area for Highway Commercial (HC) zone. In addition, the Development Officer

	<p>commented that they had no concerns regarding the adequacy of the dimensions and shape of the lot, provided all required setbacks, separation distances, and buffering are met.</p>
<p><i>(e) the pattern of development which the proposal might create;</i></p>	<p>The Development Officer commented that they had no concerns regarding the pattern of development which the proposal might create, provided all required setbacks, separation distances, and buffering are met.</p>
<p><i>(f) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses, wetlands, and susceptibility of flooding;</i></p>	<p>The majority of the subject lot appears to be flat and is not located within the Dykelands layer. No waterbodies or wetlands are shown on the mapping for the lot. According to the West Hants Municipal Climate Change Action Plan (MCCAP, 2013), the lot falls within the simulated extent of probable coastal flooding due to climate change.</p> <p>Staff note that the proposed business would operate within the existing building at 2037 Highway 1, Falmouth and no new structures are proposed, except for the outdoor run fences. Under the climate change scenario, much of the Falmouth coastal area may experience some level of flooding. Property owners are responsible for ensuring that their lot is suitable for the proposed uses.</p>

<p><i>(g) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by-laws and regulations; and</i></p>	<p>All Municipal, Provincial, and Federal regulations will have to be met.</p>
<p><i>(h) any other matter required by relevant policies of this Strategy.</i></p>	<p>All relevant matters have been addressed in this report.</p>

**Attachment C – Public Information Meeting Notes and Public Correspondences**

**December 10, 2025**

**Rezoning 2037 Highway 1, Falmouth (PID 45242112)**

<b>Meeting date and time</b>	A Public Information Meeting was held on December 10, 2025, beginning at 6:00 p.m. The meeting was broadcast live on the Municipal YouTube Channel.
<b>Attending</b>	<p>In attendance for the meeting:</p> <p>One (1) Chair: Councillor John Smith</p> <p>Two (2) Councillors:</p> <ul style="list-style-type: none"> <li>• Councillor Jim Ivey</li> <li>• Councillor Bonnie Smith</li> </ul> <p>Three (3) members of staff:</p> <ul style="list-style-type: none"> <li>• Senior Planner Dunphy</li> <li>• Planner Hong</li> <li>• Planning Assistant Lake</li> </ul> <p>8 members of the public.</p>
<b>Applicant</b> Bradley Eaglestone <b>Property</b> PID 45242112	Planner Hong outlined the application to rezone the subject lot to rezone the subject property to Highway Commercial (HC) and amend the text of the West Hants Land Use By-law to permit a pet grooming and boarding facility.
<b>Comments</b>	<p>Comments from the public could be submitted by mail, e-mail and telephone between December 10 - 24, 2025.</p> <p>Staff received 23 written submissions during the comment period.</p> <p>3 member of the public spoke during the Public Information Meeting.</p> <ul style="list-style-type: none"> <li>• Jenna Holloway, resident of Windsor, expressed support for this application. Jenna mentioned that the applicant and his business are wonderful for the community and animals, and expanding this business will continue to support the local community.</li> </ul>

	<ul style="list-style-type: none"> <li>• Ron MacNei, a local resident, expressed that this is a great idea and asked about whether the trail would be protected.</li> <li>• Laura Mosher, resident of Martock, expressed support for this proposal. Laura further commented on the proposed amendments to Section 5.20 (a) (iv). Concerned with the wording, as owner of any adjacent dwelling might not always be the same owner (ex. someone moves out/in). She suggested to change the wording to be “unless written permission is given by the owner of the dwelling at the time of approval or permitting.”</li> <li>• Susan Bredner, resident of Three Mile Plains, expressed support for this application and commented that the proposal’s proximity to highway is good. Susan stated that the community is turning into a ‘bedroom community’ so for people who want to board their dogs while they are at work, this is an ideal location. The community is also expanding more to seniors, who often go on vacation and want their dogs taken care of while they are away. There are many dogs in The Crossing development, and it would be great to have a reliable place to board them, giving residents more freedom, and making the community more desirable.</li> </ul>
<b>Adjournment</b>	The Public Information Meeting was adjourned at approximately 6:17 p.m.

**\*See Public Correspondence Next page\***

**Public Email Responses Submitted for the Application**

*(Staff's reply in purple)*

**Nov 17, 2025**

**From: Juleanna Freeman**

**To: Will Hong**

**Subject: Support Letter from Darrell Church**

Good afternoon Will,

Please find attached a letter of support from Darrell Church for inclusion in our rezoning application.

Kind regards,

Juleanna Freeman

**\*See Attached Letter Next Page\***

November 5, 2025

To Whom It May Concern,

My name is **Darrell Church**, and I am the owner of the property located at [REDACTED]  
[REDACTED], Falmouth, NS, B0P 1P0. I am the immediate neighbour [REDACTED] of 2037  
Trunk 1, Falmouth, NS, B0P 1P0.

I understand that there is a "**Commercial Highway**" rezoning application under consideration to allow a **doggy daycare and dog boarding facility** at the neighbouring property. I am writing to formally express my **support** for this proposed rezoning.

If you require any further information or wish to discuss this matter, I can be reached at [REDACTED]

Yours truly,

(Signature)  
**Darrell Church**

*Darrell Church*

*Nov. 17, 25*

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**Nov 25, 2025**

**From:** Corine Moug

**To:** Will Hong

In response to this notification below

I would definitely support the change in order to make it possible for this business to open there. This is a greatly needed resource here in West Hants. It will give much needed support to the pet owner community who sometimes have to drive in to Halifax for services, making it difficult for seniors and persons without cars, and also the revenue would stay in the local area. I am in full support.

Thank you

Corine Moug

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**Nov 25, 2025**

**From:** Christina Weagle

**To:** Will Hong

Good Morning Mr Hong

I trust this email finds you well. I am writing today in response to the recent request put forward to rezone 2037 Highway 1 to allow for Highway commercial from General commercial in order to permit a dog grooming and boarding business within the existing structure.

The economic positives to doing so are as follows:

- Creates jobs 15-20 positions

- A work environment governed by a professional who has spent his entire life s passion on the well being, training, showing and breeding of some of the most desired Poodles, not to mention one who was selected to go on and become a service dog, our area has ever seen.

- An Entrepreneur who brings positivity to our community and has won consecutive awards year over year showing pride and passion, reliability and trust in his artistry

- A greener approach to climate, right now there are no overnight boarding locations within the Windsor limits. The drive to any of the available locations is 10 minutes plus adding to the carbon footprint we are trying to minimise. The dog industry has taken a huge up tick over the past 10 years. To think Windsor would not want to capitalize on this opportunity lead by an Entrepreneur of this caliber would lead me to ask what are the underlying issues stopping this from happening truly are.

Falmouth Farm market is an extremely busy business and has not caused traffic issues.

Living in the Falmouth area myself and being from the dog community , this type of business is one where clients could partake in Obedience and behaviour classes to ensure a positive outcome for all walkers, not just those with dogs. As society shifts towards more and more support k9'S the need for this type of opportunity is becoming more and more a need not a luxury. Lets put the skills of a genuine individual to work for the community and allow this rezoning to happen.

We are constantly asking ourselves why we cannot grow as a community, lets show a script change and not make this over complicated. I fully support this rezoning and if it does not happen, my understanding of our council, the municipality and the ability to make sound choices and changes will be negatively impacted and once again I ll have to ask myself, what are we doing in this municipality and who's pockets are we actually protecting. I pay an exuberant amount of property taxes and can t tell you what I actually get for them. Lets give this business a chance to show we can do great things and make our small community thrive within.

Cheers and have a fantastic day

Christina Weagle

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**Nov 26, 2025**

**From:** Terra Wearing

**To:** Will Hong

Good morning,

We received the notice about the rezoning of 2037 Hwy 1. We own the property beside it and run a dental clinic. Can you confirm that there will be no implications that would impact us with this rezoning?

Thanks,

Terra

Terra Wearing, CPHR

Regional Manager, Business Operations

Ahluwalia Dental Group

**Nov 26, 2025**

**From:** Will Hong

**To:** Terra Wearing

Good morning, Terra,

Thanks for your email. I can confirm that the applicant is proposing to rezone the property to Highway Commercial (HC) to allow a dog grooming business and daycare business (including an outdoor dog run at the rear).

This rezoning request does not have any direct impact on your property or the business you are operating. The application applies only to the subject property and does not impose new requirements or changes on adjacent parcels. However, as with any rezoning, there may be some indirect impacts on neighbouring properties, such as potential changes in traffic or noise level. Staff will be conducting a thorough review to ensure the request meets all applicable policy criteria at a later stage.

If you have any specific questions or concerns about the proposal, I encourage you to attend the Public Information Meeting on December 3 at 6 pm, where you will have the opportunity to ask questions directly to the applicant and staff.

Regards,

Will

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**December 3, 2025**

**From:** Melissa Bailey-O'Hara

**To:** Will Hong

Regarding rezoning 2037 Highway 1, Falmouth (PID 45242112)

Good morning Will,

I'm sending in an email in regards to the rezoning of 2037 Highway 1, Falmouth.

My name is Melissa Bailey-O'Hara and I own [REDACTED], a dog daycare business in [REDACTED], Kings County.

I'm writing to say that the rezoning should be allowed.

My business is just strictly dog daycare, where dogs come daily: but not overnight.

I get messages and calls pretty much every second day from dog owners looking for a facility to board their dog while they are away.

I direct them to other Valley boarding facilities but they too are also full or don't offer what services are needed.

Location is perfect for this business because most people travelling from the Valley are going by Falmouth. Whether they're driving to the airport or out of province, stopping in Falmouth to drop their dog off is extremely convenient. Not to mention locals who would also take advantage of what the business would offer.

Employment is another advantage. Through my business I have had the chance to employ young people that were looking for jobs. Finding jobs that are animal related is hard for young people that haven't started their secondary schooling in something specific.

The people coming to the area to drop off and pick up their dog also brings more business to the area. Whether they're stopping for lunch, supper, a snack. Stopping at stores in the area to shop.

The benefit to the dog owners locally is huge as well. Daycare provides such a relief for owners of dogs. At the end of the day the owner has a dog that has been physically and mentally challenged, tired, and ready to relax. These dogs are better behaved, have less anxiety, and not a problematic dog.

The benefits to having a facility like this in the area are substantial. The need is there and the benefits are great.

Thanks for your time,

Melissa

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**December 3, 2025**

**From:** Cory Walker

**To:** Will Hong

Good afternoon Will, we were very happy to hear that Big Fur Grooming is moving into the area. It will be wonderful to have another business bring new customers to our area. Bradley has done amazing work in his pervious location in Windsor and it will be nice to have his positive energy and business plan in the area. With everything Bradley has planned it will be a great addition to the Falmouth Business area with increased employment and an amazing place to bring our pets. We here at the farm market hope everything works out for Bradley and we look forward to having his business in the community. Take care and thanks for your time.

Cory Walker

Falmouth Fruit and Vegetable Company

Owner/General Manager

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**December 3, 2025**

**From:** Dave Regimbald

**To:** Will Hong

**Subject:** Big Fur Grooming

I personally think it's a great idea to live the business somewhere safer for me to bring my dogs. The parking at the old location was horrible and dangerous. The size of the shop was also horrible for customers turn around.

In any case. I wholly support zoning changes to what ever needs to be done to support The Big Fur in this transaction. The business is local, supports local and will no doubt increase jobs in the area as well as bring business to the area.

Dave Regimbald

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**December 3, 2025**

**From:** Leanne Lake

**To:** Will Hong

**Subject:** The Big Fur

Please see attached my letter of support for rezoning for The Big Fur

Thank you

Leanne Lake

**\*See Attached Letter Next Page\***

December 3, 2025

Will Hong  
Planning Department  
Municipality of West Hants  
Windsor, NS B0N 2T0

Dear Mr. Hong

RE: The Big Fur Rezoning

I am writing in support of the rezoning of 2037 Hwy 1, Falmouth to accommodate The Big Fur in allowing a dog grooming, day care and boarding within the existing structure.

Bradley's business is essential to our community. He provides a service in West Hants that is desperately needed. He will bring employment opportunities to our community as well as services that we would otherwise need to go to other counties to get.

I use his current services and am very please by his professionalism and knowledge of his craft. Seeing him expand his business would be a credit to the West Hants Municipality. To have this award winning business expanding their interests in our community is something to be proud of.

I, therefore, am asking you to consider the rezoning from General Commercial to Highway Commercial.

Thank you for your time.

Sincerely,

Leanne Lake

[REDACTED]

Current Big Fur Client

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**December 3, 2025**

**From:** Manjula Devaraj

**To:** Will Hong

Re : PID 45242112

Rezoning from General Commercial to Highway Commercial

I am writing to express my strong support for the application to change the zoning for this PID from GC to HC for The Big Fur Dog Grooming and Boarding business.

This rezoning is crucial as it promises to provide substantial economic benefits to our community by creating numerous job opportunities for local citizens. Additionally, Bradley, a highly regarded groomer and dog trainer, offers an essential service that caters to our dog-loving community's needs.

I wholeheartedly endorse this initiative and trust that our municipality will recognize the potential for economic growth and community development it brings. Bradley's commitment to the Windsor Falmouth area is evident through his active involvement and support for local events.

I am eager for the rescheduling of this evening's session, as I wish to attend and show my support for Bradley and contribute to realizing this vision.

Thank you for your time and consideration.

Manju

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**December 3, 2025**

**From:** Terry Dearman

**To:** Will Hong

**Subject:** The Big Fur

This would be a great place for a grooming shop and boarding place. It would be great for the area of Falmouth and Windsor and surrounding areas. I can't think of a better place.

Yours truly,

Terry Dearman

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**December 3, 2025**

**From:** Teri-Lynn Brown

**To:** Will Hong

Dear Mr Hong,

I am writing today in support of the proposed rezoning application for 2037 Highway #1 in Falmouth. The Big Fur has been my grooming shop of choice since its inception and the growth potential of the shop, combined with Bradley's natural enthusiasm makes the new location a boon for any and all local businesses. He will pull new clients to the Falmouth area and everyone will benefit.

He'll also be creating jobs on a number of fronts - more groomers, trainers, daycare staff, kennel staff, and operational roles just to name a few.

Long story short - the rezoning of this location is a win for all involved and will bring fresh energy to the area.

Thank you for your time.

Sincerely,  
Teri-Lynn Brown

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**December 3, 2025**

**From:** Tatum Smiley

**To:** Will Hong

Hi

I'm writing to express my excitement for the future spot of Big Fur.

It will be a wonderful addition to West Hants and it is truly needed in our community.

There is no place close enough for kennelling our dogs and I'd trust no one else to care for them.

Thanks for your time.

Tatum Smiley

---

**December 3, 2025**

**From:** Elizabeth Manuel

**To:** West Hants Planning <planning@westhants.ca>

To whom it may concern,

Establishing a dog grooming business in the Falmouth area would provide a valuable and convenient service for local pet owners. The community has a strong need for accessible grooming that supports pets' health through regular coat care, nail maintenance, and overall hygiene. A dedicated grooming facility with proper on-site parking would make visits easier and more comfortable for owners, especially those managing larger dogs or multiple pets. Offering a clean, safe, and well-organized space with reliable safe parking would greatly enhance the experience for residents and fill an important service need in the Falmouth area.

Sincerely yours,

Elizabeth Manuel

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**December 4, 2025**

**From:** Jillian Dollimont

**To:** Will Hong

**Subject:** Rezoning-Big Fur

A note of support for The Big Fur's rezoning request. A dog business in that location would be a wonderful addition to our community.

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**December 4, 2025**

**From:** Christine Mclsaac

**To:** Will Hong

Dear Mr. Hong and Members of the Rezoning Committee,

I am writing on behalf of my husband and I to express our support for the proposed rezoning of 2037 Highway 1 from General Commercial (GC) to Highway Commercial (HC) to allow The Big Fur Grooming Shop and The Barkshire Club to operate at this location.

As local residents, we can say firsthand that it is very difficult to find reliable boarding care and grooming appointments in our area. This business would fill a much-needed gap by providing safe, professional, and high-quality services for pet owners. Currently, decent boarding services and grooming services by trusted providers are very busy and often don't accept new clients.

This rezoning would also bring economic benefits, create jobs, and make productive use of an existing structure. The proposed use aligns well with Highway Commercial zoning and would be responsibly managed.

I strongly support this application and hope the committee will approve the rezoning.

Thank you for your consideration.

Sincerely,

Christine McIsaac and Shane Johnston

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**December 4, 2025**

**From:** Cathy Caulfield

**To:** Will Hong

Dear Mr. Hong,

I would like to express my hope that Bradley Eaglestone will be able to open his grooming business in Falmouth which will require rezoning. There is certainly a need for the services he provides. I have taken my dog to different groomers and without a doubt, Brad is the best, most professional groomer my dog has ever had. Bradley has extensive knowledge of dogs, all kinds and has a definite gift for dealing with dogs. His business will certainly bring in needed commercial activity to our area as well as create jobs. So many people have dogs now and they are such important members of our families. Bradley Eaglestone provides a much needed service to our dogs. Please do everything you can to bring him to Falmouth. Thank you.

Cathy Caulfield

Extremely satisfied customer

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**December 4, 2025**

**From:** Lorraine Price

**To:** Will Hong

I am aware of a dog grooming and boarding kennel going before your next meeting. I have one concern with noise for surrounding residents . Dogs that are being boarded over night will be barking how will noise be felt with. I can see this being a gr...

(Note from staff: the rest of the message was cut off by the system, as the sender entered the entire message content in the subject line)

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**December 4, 2025**

**From:** Grace Burt-Dykstra

**To:** Edith Rick

I am writing to support the rezoning of 2037 Highway 1, Falmouth from General Commercial to Highway Commercial to facilitate the operation of a dog grooming, dog boarding and doggy daycare business within the existing structure.

Positive points to consider are the increased commercial activity and revenue within the municipality which will generate revenue, job creation of both immediate and long term positions, and the revitalization and utilization of an existing structure are all positive points.

The Big Fur Grooming Shop, although not in business for a long period of time, has demonstrated a strong sense of community and involvement in community activities and always demonstrates professionalism when dealing with all they come in contact with.

The Big Fur has participated in Community Parades and has demonstrated a true Community Spirit by donating efforts to non profits in the Community and it is anticipated that this involvement would only grow with an expansion of the Business.

In summary, the rezoning does align with community needs, brings positive growth and certainly fosters the development of true Leadership within the West Hants Business Community.

Thank you for taking your time to read and absorb the points that I have made in support of the rezoning.

Edith Rick,

Cheverie, NS

---

**December 4, 2025**

**From:** Ashley Hingley

**To:** Will Hong

Good evening,

I would like to write a brief letter of support for The Big Fur Grooming Shop and hopefully the new Barkshire Club . We as a region need a safe and dependable pet service provider and one that will also be very professional. These are our babies just like kids and if anyknow Bradley knows that his fur babies are his life. Falmouth is a rapidly growing community and the need is here and now. But not only for the community but to help with the economic growth by generating increased commercial activity and revenue for the municipal region. I also would like to point out that it will bring much needed jobs to this community not only in the long term but short term as well. Having all these areas covered in one spot would be amazing as a pet owner. It is very frustrating to have to go to multiple places for these operations . The Big Fur has always been a long supporter of our community here in West Hants. I for one would love to see this dream come true for them. You wont get anyone more professional , responsible community member then Bradley and his team.

If you have any question please feel free to reach out to me at [REDACTED]

Ashley Hingley

Pet owner and Chair of The Windsor and District Food Bank

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**December 5, 2025**

**From:** Marie Sherman

**To:** Will Hong

Hello Will,

I am writing to you in support of the proposed change from General Commercial (GC) to Highway Commercial (HC), at 2037 Highway 1, Falmouth, on behalf of The Big Fur Grooming Shop. I feel that if this change is approved, this would be a wonderful opportunity for the community. This location is perfect for Bradley's grooming shop and dog boarding/daycare. Close enough to town for easy access but also in an area more appropriate for multiple dogs, as this area would allow the proper space needed for a business of this type.

Thank you for your time,

Marie Sherman

---

**December 10, 2025**

**From:** Robert Young

**To:** Will Hong

Sir

I support a dog grooming/boarding business in Falmouth NS

This will be an assist to the community and provide employment.

Thank you

Robert Young

██████████

Falmouth NS

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**December 12, 2025**

**From:** Heidi Brommit

**To:** Will Hong

Hi Will, I met Bradley the other day and he asked I write a quick letter of support regarding their new location and opening of a dog daycare/boarding facility. My partner and I own the house directly across the street, [REDACTED]. We are very supportive of this idea as long as noise is not too out of control, of course dogs bark we have 3 of our own that can sometimes be a bit loud themselves. Not sure what else to say other than I hope they are able to move forward with their business plans!

Thank you!

Heidi Brommit

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**December 19, 2025**

**From:** Josh Smith Challand

**To:** Will Hong

Hello,

I am writing in Support of the rezoning initiative for the big fur grooming shop in Falmouth.

My name is Josh Smith Challand and I am the new owner [REDACTED].

I have come to know Bradley and the team at the Big fur. Not only are they extremely knowledgeable and professional in their pet care services, but are an incredible asset to our community. They work with students in the high school, they look out for neighbors, have become involved in many town initiatives and community building events.

I think we should all be proud to support local businesses as they grow and expand. We are very excited to see it happen and think this expansion will bring a lot to our community.

Josh Smith Challand

-----**End of all submitted public correspondences**-----

## Appendix B: Public Hearing Correspondence Record

*(Staff's reply in purple)*

**February 17, 2026**

**From:** Joanna Gould-Thorpe

**To:** Will Hong

Dear WHRM Planning Department,

Thank you for the letter notifying us of a proposed rezoning for 2037 Highway 1, Falmouth to permit a dog grooming and boarding business.

As a property owner within 500 feet of the proposed location, we would be positively in support of this proposed change and welcome this new business to the area.

Thank you for reaching out and we wish the new business owners the best of luck in their endeavours.

Joanna Gould-Thorpe, President and CEO

Avon Valley Floral Inc.

Regarding **24 Station Lane**, Falmouth, NS BOP 1P0

Cell. [REDACTED]

Tel. [REDACTED]

Fax. [REDACTED]

Toll Free 1-800-565-5090

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**February 18, 2026**

**From:** Dallas Swinamer

**To:** Will Hong

**Subject:** Hi this is my letter of support for the project in Falmouth I am not sure if you received my previous email. I never heard back from you so I just thought I would send it again just to make sure you received it.

Dear Mayor and West Hants Councillors,

I am writing to express my enthusiastic and unwavering support for the proposed dog boarding and grooming facility at 2037 Highway 1, Falmouth, PID 45242112, under the ownership of Bradley Eaglestone. As a resident of West Hants and a devoted pet parent, I strongly believe that this facility would be a game-changer for our community, addressing a pressing need for pet owners in the area.

Bradley Eaglestone's reputation as a compassionate, skilled, and dedicated pet care professional is well-deserved, and I have no doubt that he would provide exceptional care to the furry family members entrusted to him. His passion for animal welfare, combined with his extensive experience and expertise, make him the ideal candidate to operate this facility.

Having personally utilized Bradley's services for my own beloved tea cup Yorkie, I can attest to his dedication, expertise, and genuine affection for animals. His attention to detail, kindness, and commitment to providing a safe and nurturing environment are truly exceptional. I have witnessed firsthand the trust and confidence he instills in pet owners, and I am confident that his facility would become a cornerstone of our community.

The benefits of this facility would be multifaceted, supporting local pet owners, . It would provide a trusted and reliable resource for pet parents, offering peace of mind knowing their beloved companions are in capable and caring hands. .

I strongly believe that Bradley Eaglestone's proposal aligns with the values and goals of West Hants, prioritizing animal welfare, community engagement, and responsible business practices. His vision for the facility is thoughtful, well-planned, and considerate of the needs of both pets and their owners.

In light of the numerous benefits this facility would bring to our community, I wholeheartedly support Bradley Eaglestone's proposal and respectfully urge you to grant approval for his project to move forward. I am confident that this facility would be a valuable addition to West Hants, and I am eager to see it become a reality.

Thank you for considering my feedback. I am grateful for the opportunity to share my support for this much-needed service.

Sincerely,

Dallas Swinamer

**February 18, 2026**

**From:** Will Hong

**To:** Dallas Swinamer

Good morning, Dallas,

Thank you for your email. I can also confirm that I received your first email on January 28. The correspondence will form as part of the public record to be included in my staff report to Council.

Regards,

Will