

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Tuesday, September 29, 2026

Development Agreement Application:
2382 Highway 215, Upper Burlington (PID 45186301)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Presentation from the Applicant
5. Questions and Comments from the Public
6. Conclusion – further questions or comments can be sent until noon on October 13, 2026, to Will Hong:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 110; or
 - whong@westhants.ca

something inspiring awaits



Development Agreement Application: 2382 Highway 215, Upper Burlington (PID 45186301)

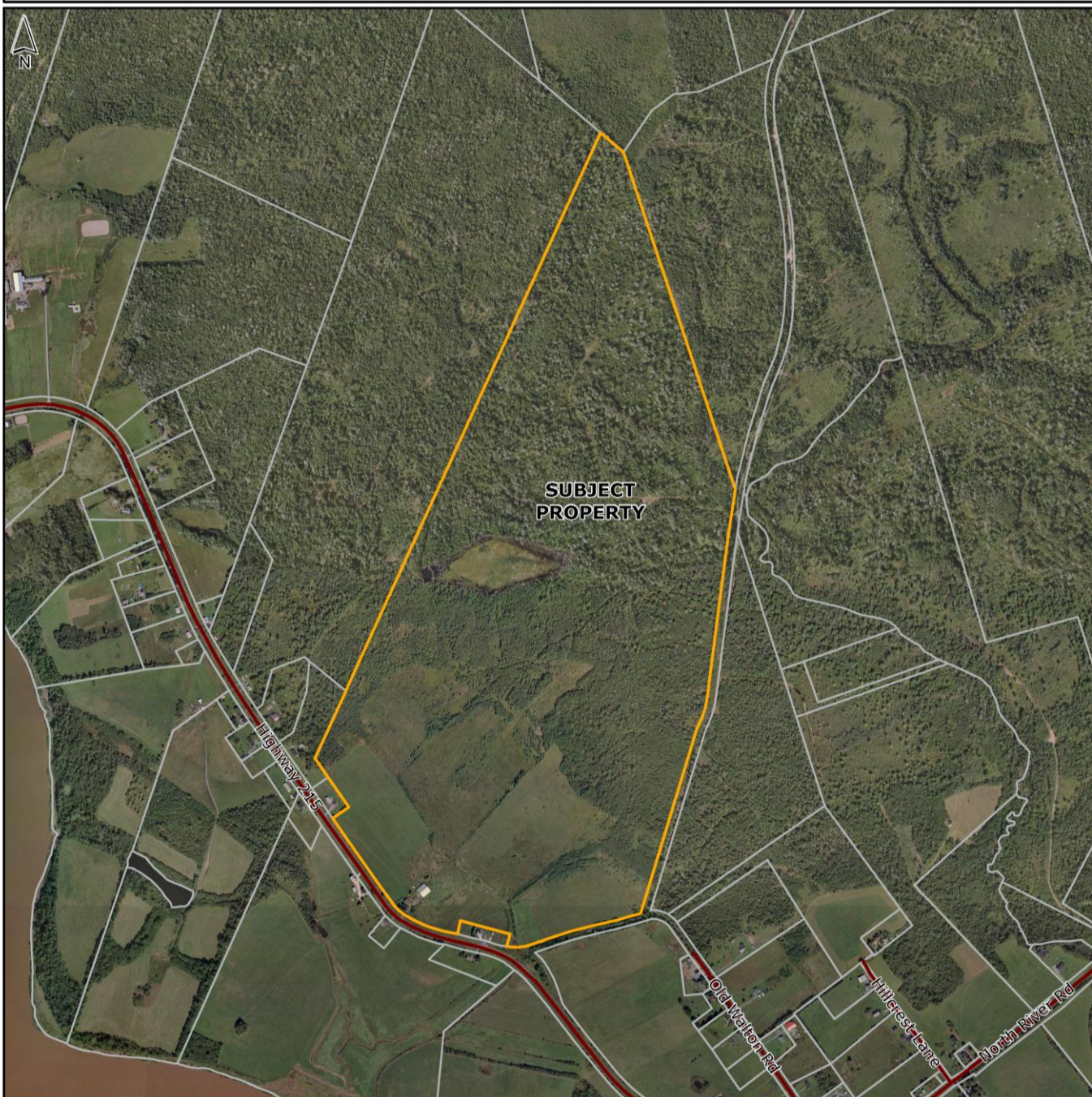
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something inspiring awaits



Application

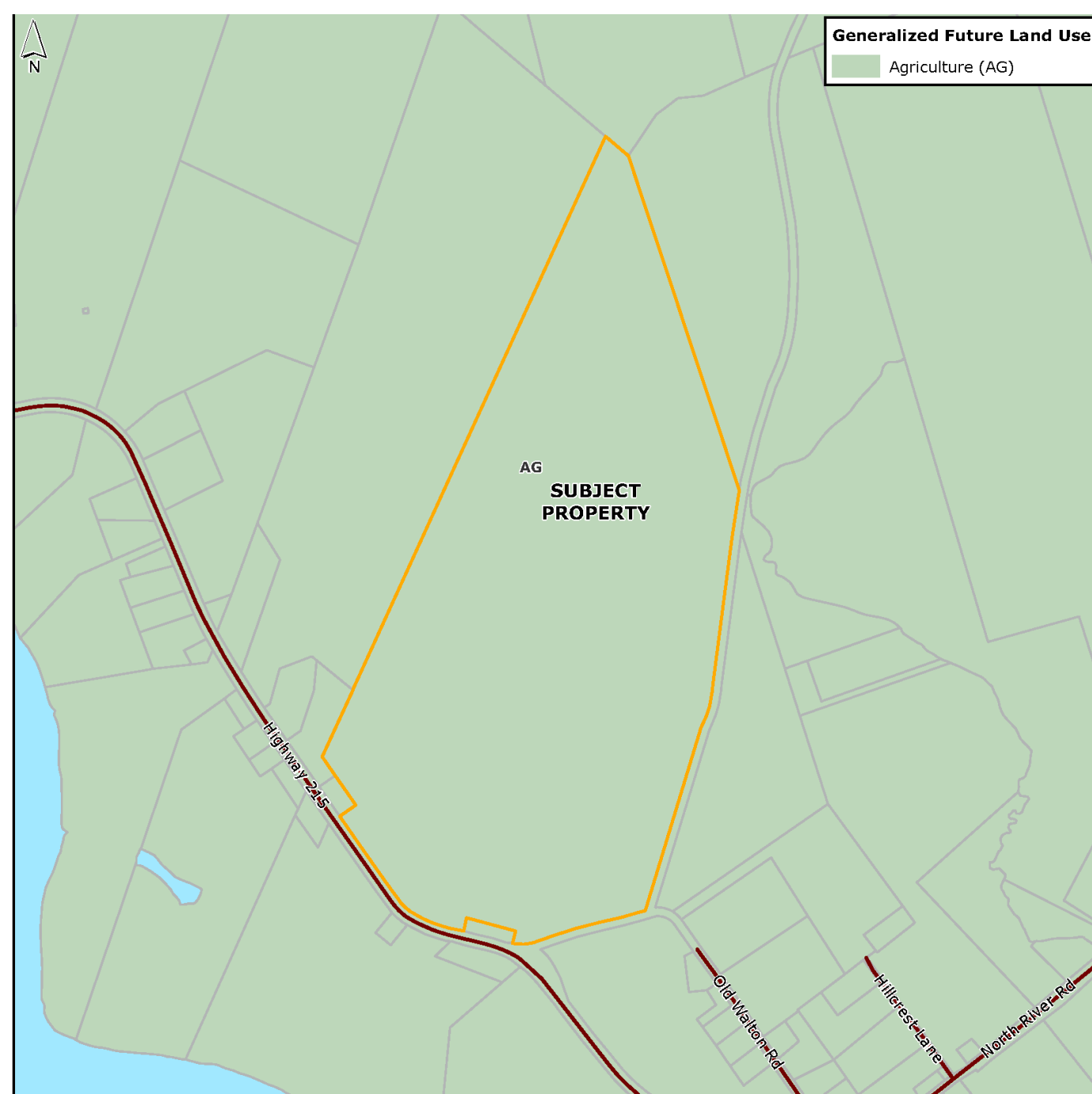
- A completed application was received on August 5, 2026, from Matthew Lahey.
- The application proposes to enter into a development agreement to permit the on-farm diversified uses (i.e., agritourism), which may include but are not limited to an event venue, u-pick operation, and potential lodging activities.
- A development agreement is a legal contract between the Municipality and a property owner to permit a use that is not otherwise permitted in the underlying zone.



Orthophoto

- The subject lot has an area of 263 acres.
- It has direct road frontage on Highway 215.
- The surrounding area comprises a mix of residential and agricultural uses.





Generalized Future Land Use Map

Current Designation:

- Agriculture

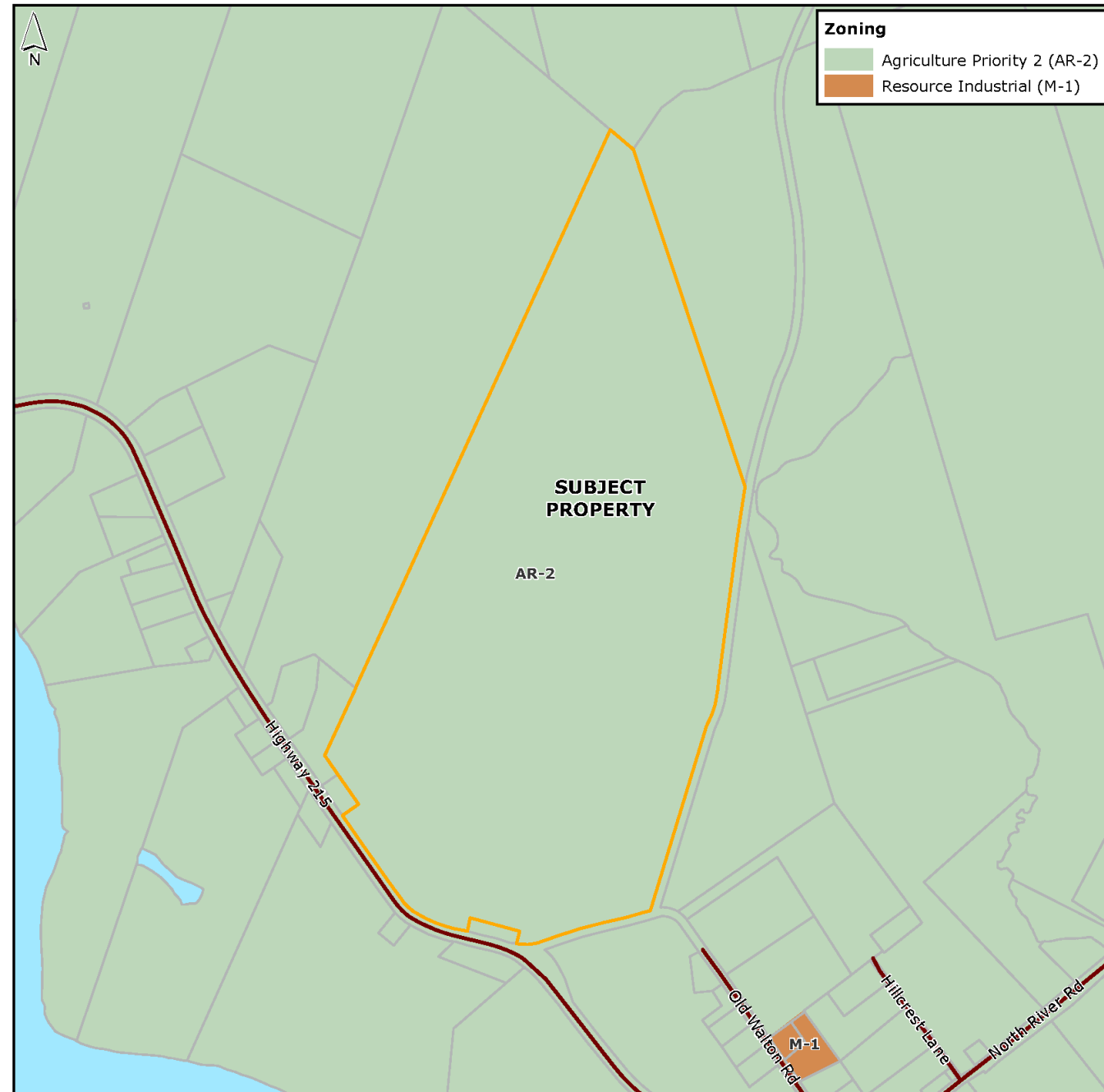


Current Zoning

Agriculture Priority Two (AR-2)

Permitted uses include:

- Agricultural uses
- Agricultural Support Uses
- Churches, Community Centres, and Fire Halls
- Forestry and Forestry Related Activities
- Manufactured Homes
- One and Two-unit Dwellings





View of the subject lot from Highway 215



Existing barn on the subject lot

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Existing barn, interior

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West Hants Municipal Planning Strategy

- **Policy 8.11.1** allows Council to consider permitting on-farm businesses as part of an ongoing farm operation in the Agricultural Priority Two (AR 2) zone by development agreement.
- **Policy 8.11.2** sets out specific criteria that Council needs to be satisfied with when considering on-farm business, including but are not limited to the proposed use being subordinate to the principal agricultural use, consideration for adjacent residential and agricultural properties, adequate parking, and safe road access.
- **Policy 16.3.1** states general criteria for development agreements, which include, but are not limited to:
 - Adequacy of water and sewer services; road networks, fire protection and other emergency services
 - Suitability of transportation access
 - Compliance with other municipal, provincial, and federal regulations

Public Information Meeting – September 28

Staff Review

PAC/HAC Review and Recommendation –
TBD

Council First Reading – TBD

Public Hearing & Second Reading – TBD

Notice Placed in Paper

14 Day Appeal period

Public Process

- Notice was placed in the Valley Journal Advertiser
- Properties within 500 ft were notified of the Public Information Meeting



Comments Submission

- Comments will be recorded at this meeting
- Comments and questions can be submitted by the public until noon on **October 13, 2026**
- All correspondence should be sent to:

Will Hong, Senior Planner

Phone	902-798-8391 ext. 110
Email	whong@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive





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