



July 29th, 2026

Land Use By-Law Amendment & Development Agreement Proposal

2382 Highway 215, Newport, Nova Scotia

Introduction

In this document we will be discussing the proposed on-farm business at address 2382 Highway 215, Newport, Nova Scotia. This property is currently zoned at an Agricultural Priority Two zone, and below we will examine Policies 18.1, 18.2 and 16.3 to help better understand the proposed business and create a detailed image of agriculture first opportunity development in our community.

Proposed Business

2382 Highway 215 is family-owned property sitting on 293 acres of land zoned AP-2. The property includes a 4-bedroom 2-bathroom home, on well water, with a 76'x76' empty barn that sits 80ft behind the farmhouse. Currently we have developed 18 acres of land for agriculture use but plan to expand to an additional 14 acres in the future, with none of the 32 total acres being affected by the proposed on-farm business. We fully recognize the importance of agriculture first on this property and wish to prioritize this while developing additional on-farm business opportunities. The opportunity of expanding our property beyond field usage lies within the area of the house, barn and surrounding yard area. The plan for Silver & Willow is to create a space unique to the area and market, something that offers a farm first, event rental and venue space. This space will be available for Farmers Markets, Craft Shows, Community events, Weddings and more. With the expansion to an on-farm business we will be aiming to grow aspects of the agriculture industry on property with fresh produce, u-cut Christmas tree farm and the opportunity to develop more agriculture if we continue to grow.

In the next section of the document, we will examine all the Policies listed above, as well as look at diagrams of proposed ideas, and site plan usage.

Policy Compliance

At the bottom of the document, you will find diagram 1.1 which shows the current field usage, proposed expansion of field usage and proposed on-farm business areas. This diagram will show in accordance with many of the Policies listed in 18.1, 18.2:

- The use is clearly subordinate to the principal agricultural use of the property;
- The use will be located:
 - (i) within, or in close proximity to, the existing farm building cluster; or (ii) in an area that could not reasonably be used for the cultivation of crops;
- The proposed use will not adversely affect adjacent agricultural or residential uses;
- Safe access can be provided;
- Adequate on-site parking can be provided;

The additional policies listed in 18.1 and 18.2 either do not apply to the proposed on-farm business or, in the case of policy 18.1.1 section (a) (i) are shown in Diagram 1.1 as the yellow circle which if on site lodging were to be built in the future would fall in the shown area, not interfering with agricultural expansion. The 3 green sections shown in Diagram 1.1 are active agricultural land, with the purple section showing the development plan for more agriculture. The use of the on-farm business and revenue generated will help us re-invest into agriculture and grow the farm as a whole.

Addressing policy 16.3, we can show the following are in accordance or not applicable with the proposed on-farm business:

“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:”

Whether the proposal is considered premature or inappropriate in terms of:

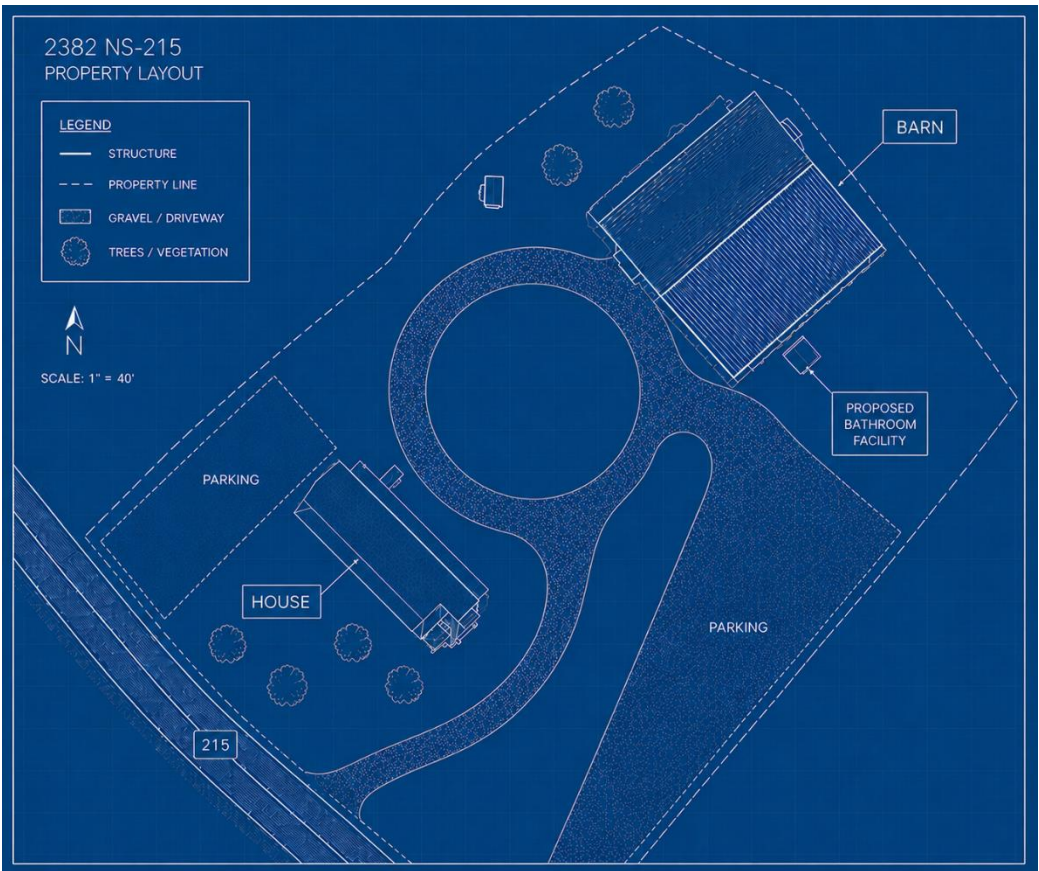
- The adequacy of sewer and water services;
- The adequacy of school facilities;
- The adequacy of fire protection and other emergency services; (Amendment WHMPS 14-01 Effective January 22, 2015)
- The adequacy of road networks adjacent to, or leading to the development;
- The financial capacity of the Municipality to absorb any costs relating to the development.
 - o 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;
 - o the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;
 - o the adequacy of the dimensions and shape of the lot for the intended use;
 - o the pattern of development which the proposal might create;
 - o the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses or wetlands, and susceptibility of flooding;
 - o 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;

With the proposed use of the 76'x76' barn, we plan to develop the near right corner (shown in diagram 1.2) into bathroom facilities with the proper additional sewage disposal system being shown as the small square. Diagram 1.2 will also show the adequate parking, use of on-farm business, and overall accordance to the policies to not interfere with agriculture or development of agriculture. The property has 3 driveway access points, which will allow for easy entry and exit during events.

Diagram 1.1



Diagram 1.3



Conclusion

In conclusion, the proposed on-farm business of Silver & Willow, aims to create a unique space that welcomes people in and surrounding our community to experience a farm-first venue. With the permission of the municipality and public to proceed with Silver & Willow, our family business will take off and allow us to generate revenue to re-invest in our farm.

Additional details on the design, planning and future development to the business can be answered by the 3 parties involved; Matthew Lahey, Jannie Lahey and Charles Lahey.