



WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Wednesday, May 20, 2026

Rezoning for 5398 Highway 14, Currys Corner (PID 45075439)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Questions or Comments from the public can be sent until noon on April 23, 2026, to Planner Hong to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 110; or
 - whong@westhants.ca
6. Conclusion of Public Information Meeting



Rezoning Application for 5398 Highway 14, Currys Corner (PID 45075439)

Public Information Meeting

May 20, 2026

something inspiring awaits



Application

- A completed application was received on April 26, 2026, from Maria Sikal, the Lead Pastor of the Glad Tidings Worship Center.
- The application proposes to rezone a portion of subject lot from Institutional (I) to Low-Density Residential (R-1) to facilitate the subdivision process and future residential use.





Orthophoto

- The property has road frontage on both Highway 14 and Dill Road.
- The surrounding area comprises a mix of low-density residential dwellings, vacant lots, and farms.





Generalized Future Land Use Map

Current Designation:

- Residential



Current Zoning

Institutional (I) zone permits (partial list):

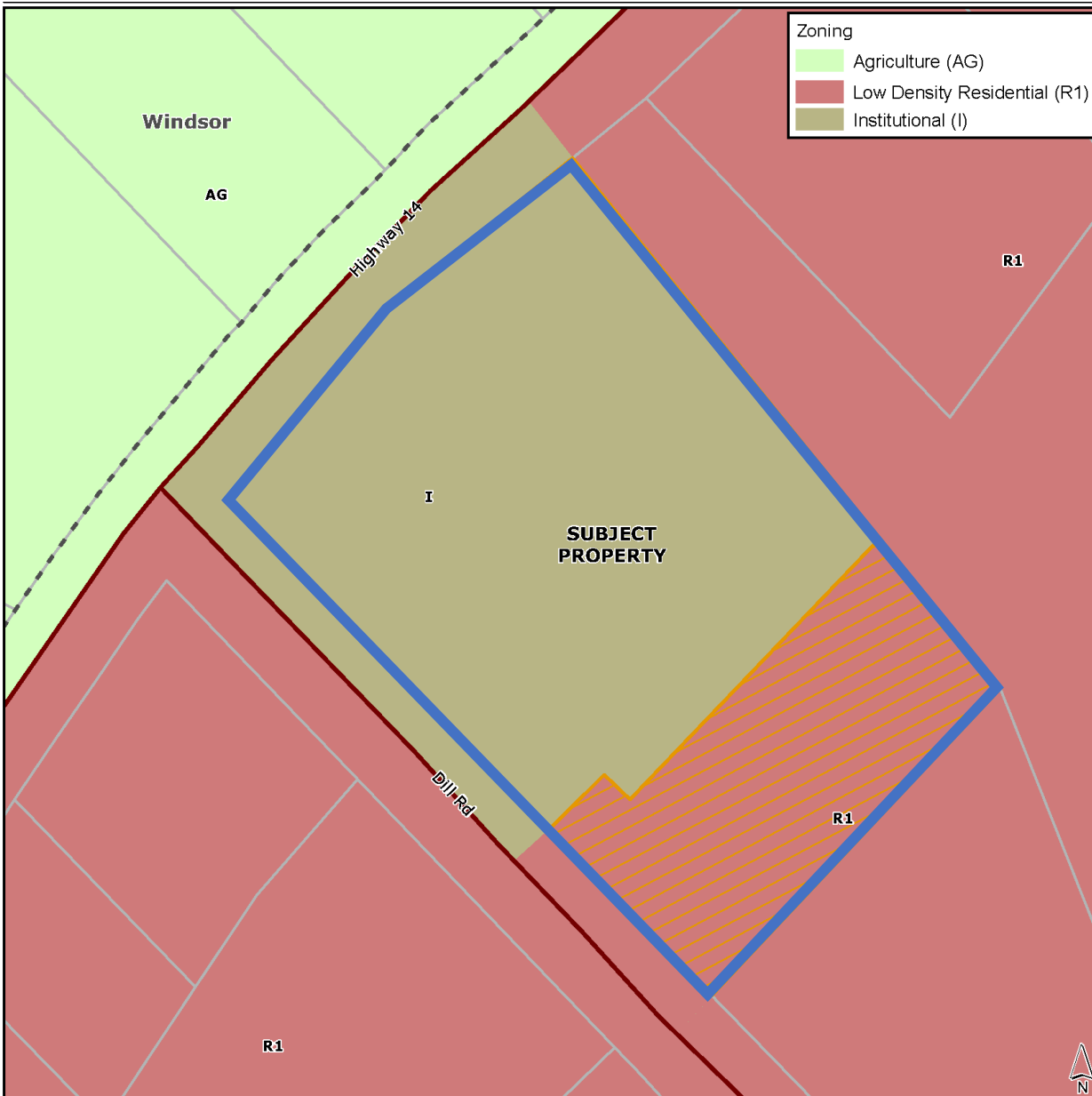
- Any institutional use
- Churches, community centres
- Colleges, universities and schools
- Day care centres, licensed or non-licensed
- Emergency services facilities
- Government offices
- Hospitals and medical clinics
- Senior citizen housing



Proposed Zoning

Low Density Residential (R-1) zone
permits:

- Dwellings containing up to 4 units*
- Manufactured homes in the Three Mile Plains Growth Centre and Brooklyn





View of the subject lot from Highway 14



View of the subject lot from Dill Road

something inspiring awaits



West Hants Municipal Planning Strategy

- **Policy 5.3.2** enables Council to consider rezoning land within the Three Mile Plains Growth Centre to R-1 zone subject to the following:
 - the area to be rezoned is serviced, or is capable of being serviced, with municipal water and sewer;
 - the proposed use will not conflict with adjacent existing uses;
 - any other matter which may be addressed in a Land Use By-law; and
 - Policy 16.3.1



West Hants Municipal Planning Strategy (continued)

- **Policy 16.3.1** states general criteria in considering a Land Use By-law amendment application:
 - Adequacy of water and sewer services; road networks, fire protection and other emergency services;
 - Suitability of transportation access (auto, rail, pedestrian)
 - Lot shape and surrounding development pattern
 - Environmental factors (topography, watercourses, etc.)
 - Compliance with municipal, provincial, and federal regulations

Public Information Meeting – May 20

Staff Review

PAC/HAC Review and Recommendation –
June 11*

Council First Reading – June 23*

Public Hearing & Second Reading – July 28*

Notice Placed in Paper

14 Day Appeal period

Process

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

* Anticipated Date



Comments Submission

- Comments will be recorded at this meeting
- Comments and questions can be submitted by the public until noon on **June 3, 2026**
- All correspondence should be sent to:

Will Hong, 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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