

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

Planning and Heritage Advisory Committee

June 11, 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.

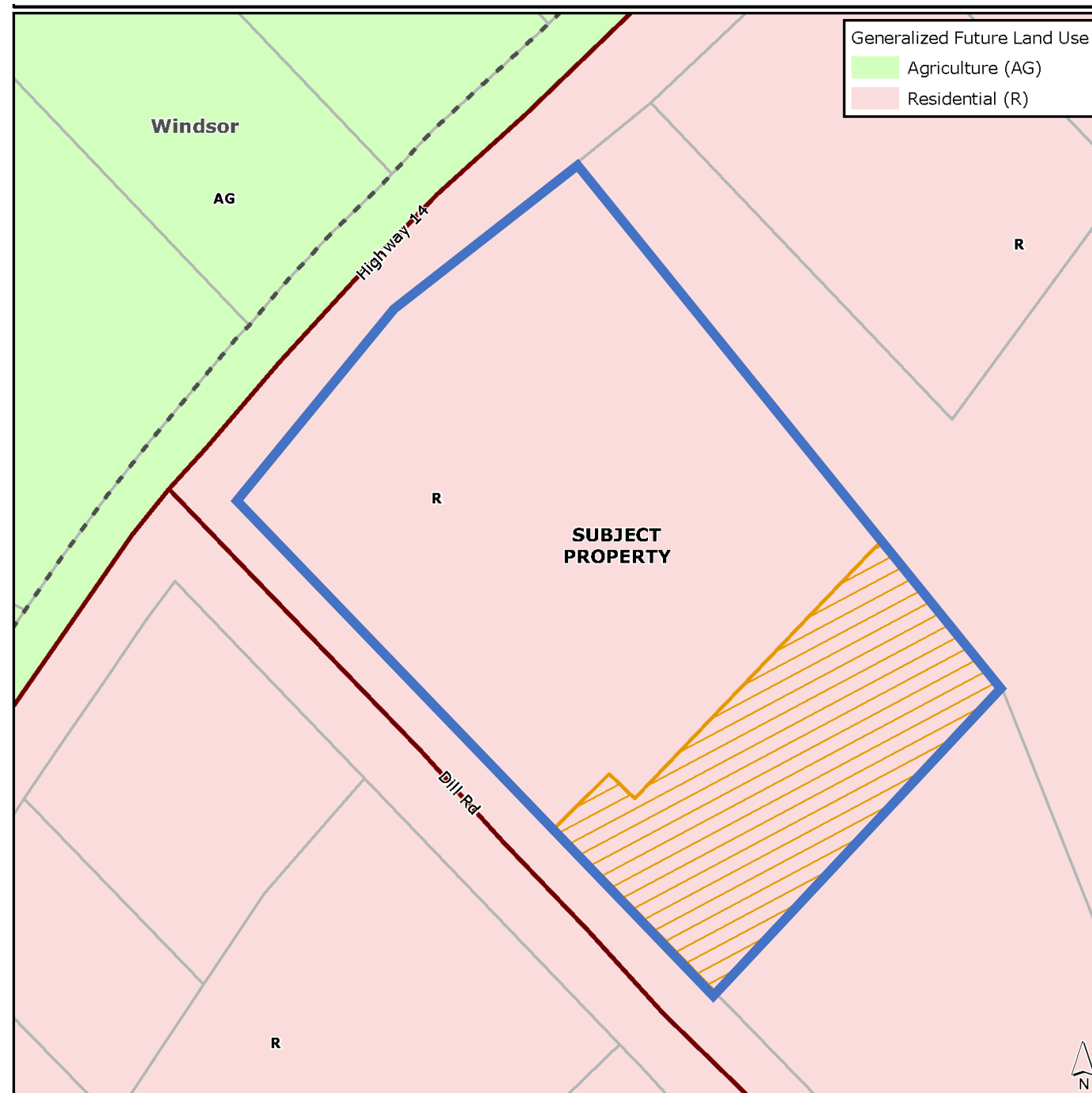




Orthophoto

- 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):

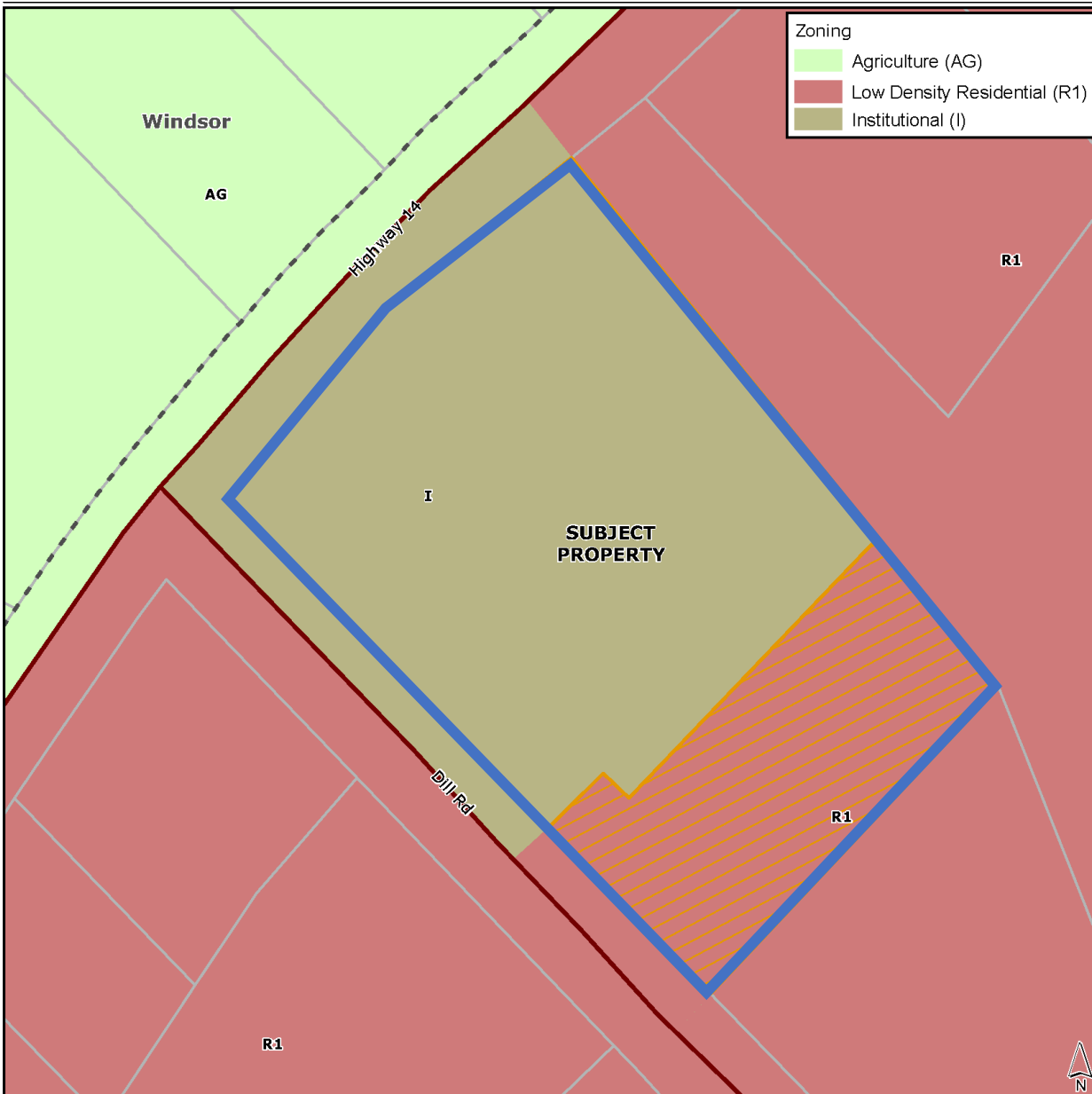
- Any institutional use
- Churches, community centres
- Colleges, universities and schools
- Day care centres, licensed or non-licensed
- Emergency services facilities
- Government offices
- Hospitals and medical clinics
- Senior citizen housing



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

**Approximate portion for rezoning
(For Illustrative Purposes Only)**



View of the subject lot from Dill Road

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West Hants Municipal Planning Strategy

- **Policy 5.1.3** provides policy direction to allow on-site sewage system to locate on lots fronting existing public street in areas which are not serviced with municipal sewer services, and the subject lot meets this criterion.
- **Policy 5.3.2** enables Council to consider rezoning land within the Three Mile Plains Growth Centre to R-1 zone, and this policy has been considered met since:
 - The proposed rezoning portion is large enough to accommodate a private septic system; and
 - the proposed use is not conflict with adjacent existing uses.



West Hants Municipal Planning Strategy Policy

- **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 Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Area 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 Information Meeting Notes

- A Public Information Meeting was held on May 20, where the meeting was also broadcast live on the Municipal YouTube page.
- 6 member of the public attended the meeting.
- The deadline for comments was June 3rd.
- Staff received one email and one phone call.



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

* Anticipated Date



Recommendations

...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 a portion of lot as identified as PID 45075439 from Institutional (I) to Low Density Residential (R-1) zone as shown in the report #26-07 to the Planning and Heritage Advisory Committee dated June 11, 2026.



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