



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: June 23, 2026

Subject: Rezoning Application for 5398 Highway 14, Currys Corner (PID 45075439); File #26-07A

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 will 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 the Low Density Residential (R-1) zone as shown in the report #26-07 to the Planning and Heritage Advisory Committee dated June 11, 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 April 26, 2026, from Maria Sikal, the Lead Pastor of the Glad Tidings Worship Center. The proposal is to rezone a portion of the subject lot at 5398

Highway 14, Currys Corner, from the Institutional (I) zone to the Low Density Residential (R-1) zone to permit a future residential use. The owner also intends on subdividing the proposed Low Density Residential (R-1) portion of the lot subject to the Low Density Residential (R-1) lot requirements. Figure 1 of the Appendix A shows the approximate portion of being considered for rezoning.

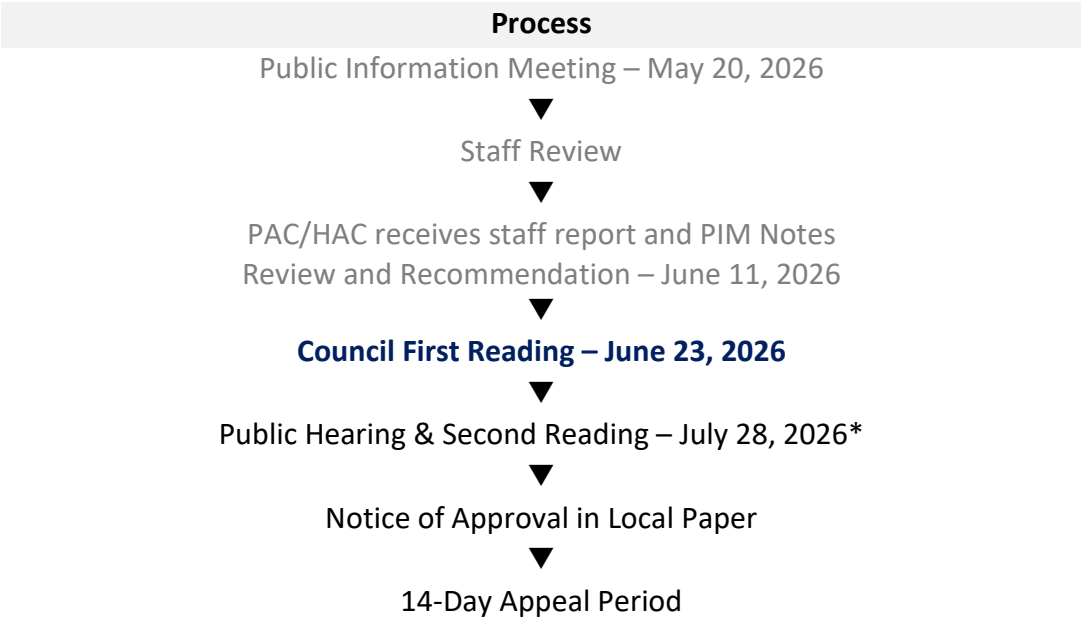
DISCUSSION

Staff held a Public Information Meeting (PIM) on May 20 to introduce the proposal and receive comments. Following the PIM, a comment period was open until June 3, and during this period staff received one email and one phone call.

On June 11, 2026, staff presented a recommendation report to the Planning and Heritage Advisory Committee (PAC/HAC) (Appendix A). During the meeting, the Committee sought some clarification around the proposed lot size, suitability of septic system on the lot, distance to surrounding agricultural lands, and public feedback received by staff. During the meeting the PAC/HAC recommended in favour of the application.

NEXT STEPS

The process for this application is as follows:



*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.

DIVERSITY, EQUITY, INCLUSION AND ACCESSIBILITY CONSIDERATIONS

No relevant issues with respect to DEIA were identified.

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

Appendix A 2026-06-11 Staff Report - Rezoning Application for 5398 Highway 14, Currys Corner (PID 45075439); File #26-07

CHIEF ADMINISTRATIVE OFFICER REVIEW

I support the rezoning application as outlined in the report. I encourage Council to reflect on the PAC / HAC report for this matter including the municipal planning strategy review and public comment response sections of the report.

Report Prepared by: _____

Will Hong, Planner

Report Approved by: _____

Sara Poirier, Director of Planning and Development

Report Approved by:  _____

Mark Phillips, Chief Administrative Officer

Appendix A 2026-06-11 Staff Report - Rezoning Application for 5398 Highway 14, Currys Corner (PID 45075439); File #26-07



WEST 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: June 11, 2026

Subject: Rezoning Application for 5398 Highway 14, Currys Corner (PID 45075439); File #26-07

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 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.

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 April 26, 2026, from Maria Sikal, the Lead Pastor of the Glad Tidings Worship Center. The proposal is to rezone a portion of the site at 5398 Highway 14, Currys Corner, from Institutional (I) to Low Density Residential (R-1) zone to permit a future residential use. The owner also intends on subdividing the proposed R-1 portion of the lot subject to the R-1 lot requirements. Figure 1 of this report shows the approximate portion of being considered for rezoning.

DISCUSSION

Site and Context

The subject property is designated Residential within the Three Mile Plains Growth Centre on the Generalized Future Land Use Map (GFLUM) of the West Hants Municipal Planning Strategy (WHMPS) (Figure 1), and zoned Institutional (I) on Schedule A of the West Hants Land Use By-law (WHLUB) (Figure 2). Permitted uses in this zone consist of church, school, hospital, day care facility, and other institutional uses.

The subject property is approximately 2.7-acre parcel located at the intersection of Highway 14 and Dill Road. The surrounding area is predominantly residential in nature, with nearby properties zoned Low Density Residential (R-1). The area also includes agricultural lands located on the north side of Highway 14, which also fall within the Environmental Constraints Overlay associated with dyked marshlands.

The subject property is currently developed with a church building used by Glad Tiding Worship Centre, with driveway access from both Highway 14 and Dill Road.

Proposed Amendment

The applicant proposes to rezone the rear portion of the property from Institutional (I) to Low Density Residential (R-1) zone. If approved, the applicant intends to further subdivide the new residential portion to create a separate parcel (approximately 0.78 acre). Any future residential development would be subject to the required development and building permits should the application be approved. The applicant has also indicated that the church service will remain as existing.

Municipal Planning Strategy Review

There are three main policies in the WHMPS that apply to this proposed amendment, including the enabling policy (Policy 5.3.2 and 16.3.1) and the supporting policy (Policy 5.1.3).

Policy 5.1.3 states Council's intention to continue allowing new residential development using on-site sewage disposal systems within Growth Centres on existing public streets in areas that are not currently connected to municipal sewer services.

Policy 5.3.2 provides specific policy criteria in considering rezoning land within the Three Mile Plains Growth Centre to Low Density Residential (R-1). The full list of criteria is included in Attachment A.

Policy 16.3.1 establishes the general criteria that must be considered for all amendments to the West Hants Land Use By-law. 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 Comment Response

Staff held a Public Information Meeting (PIM) on May 20 to introduce the proposal and receive comments. Questions about permitted density, permitted building type, as well as past flooding events and household livestock were asked by the public at this meeting. Following the PIM, a comment period was open until June 3, and during this period staff received one email and one phone call.

A summary of notes from the Public Information Meeting and all email correspondence from the public is included in Attachment B.

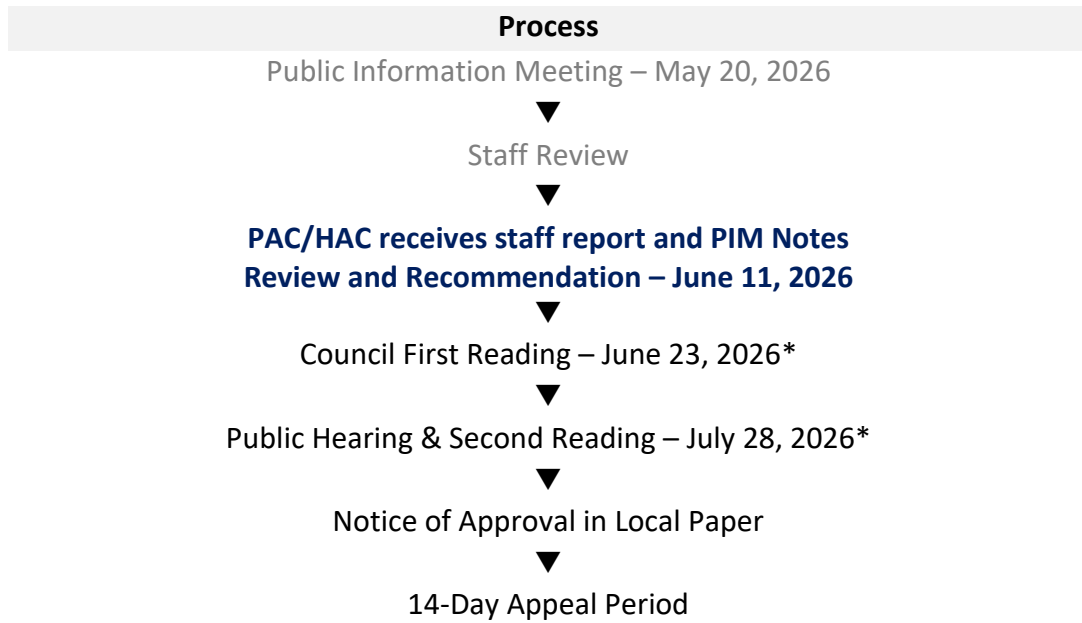
MUNICIPAL CLIMATE CHANGE ACTION PLAN

While the Municipal Climate Change Action Plan Inland Flooding map doesn't identify any inland flooding risk on the subject property, the coastal flooding map indicates that the property may be impacted under the projected 2055 extreme coastal flooding event (West Hants MCCAP 2013, page 48). Property owners are responsible for ensuring that their lot is suitable for the proposed uses.

NEXT STEPS

As noted above, the proposed amendment has been considered within the context of the general policies of the WHMPS, and is consistent with the intent, objectives, policies and criteria of the WHMPS. As a result, it is reasonable to amend the West Hants Land Use By-law

to rezone a portion of the subject property to Low Density Residential (R-1) zone.



*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
Figure 2	West Hants Zoning Map Extract
Figure 3	West Hants Proposed Zoning Map Extract
Attachment A	Policy Summary for WHLUB Amendments
Attachment B	Public Information Meeting Notes

Report Prepared by: _____
Will Hong, Planner

Report Approved by: _____
Kari Fougere, Manager of Planning

Figure 1 – West Hants GFLUM Extract

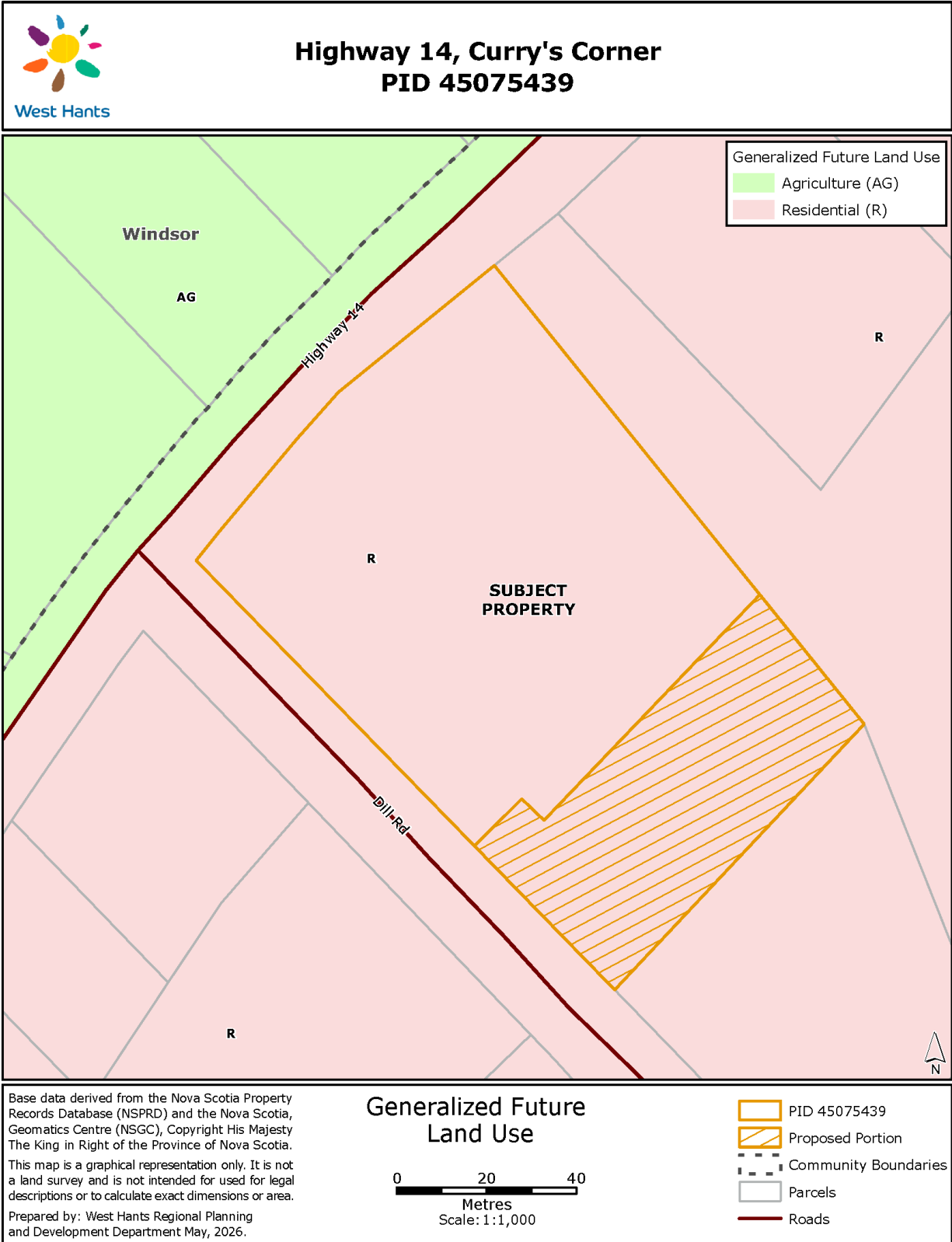
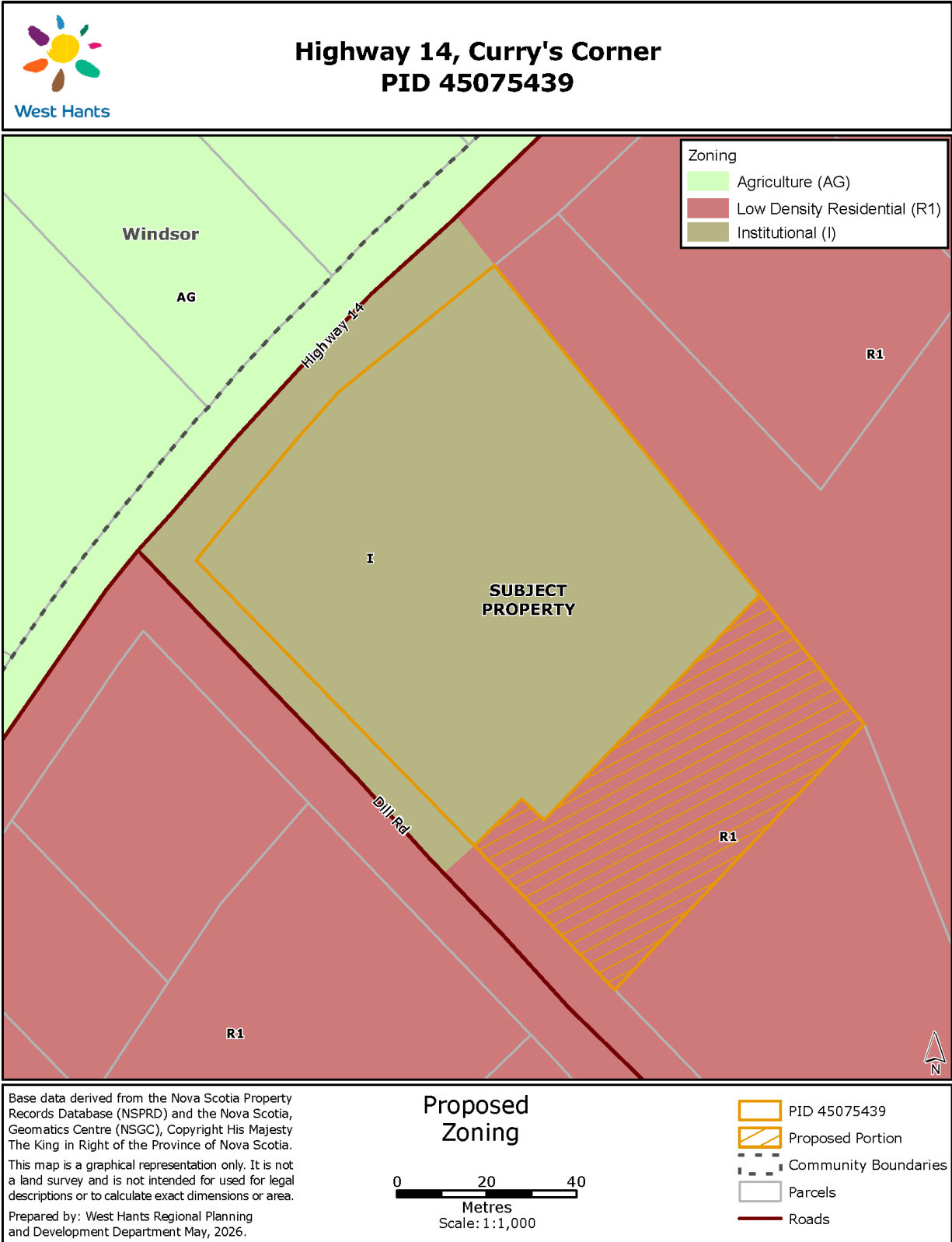


Figure 2 – West Hants Zoning Map Extract



Figure 3 – West Hants Proposed Zoning Map Extract



Attachment A – Policy Summary for Amendments

<p>Policy 5.1.3 <i>It shall be the policy of Council that within the Growth Centres, future residential development on new public streets shall be serviced with both municipal water and sewer. New residential development using on-site sewage disposal systems shall be permitted only on existing public streets in areas which are not serviced with municipal sewer services.</i></p>	<p>The subject lot is within the Three Mile Plains Growth Centre, and the property is only serviced by municipal water, but not municipal sewer. Both Highway 14 and Dill Road are public streets that owned and maintained by the Nova Scotia Department of Public Works. As a result, the subject property meets the intent of this policy.</p>
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<p>Policy 5.3.2 <i>It shall be the policy of Council to consider rezoning land within the Three Mile Plains Growth Centre to Single Unit Residential (R-1) subject to the following</i></p>	
<p><i>(a) the area to be rezoned is serviced, or is capable of being serviced, with municipal water and sewer</i></p>	<p>The Public Works Engineering Division commented that the subject lot has access to municipal water, but not sewer. And the property is not capable of being serviced by municipal sewer. As such, it will need a private septic system that meets NSECC requirements. An on-site septic system approval from NSECC would need to be obtained during the permitting stage.</p> <p>While the criterion related to municipal sewer servicing cannot be satisfied, 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. In addition, the proposed rezoning is consistent with the existing pattern and density of surrounding residential</p>

	development in the vicinity of the property.
<i>(b) the proposed use will not conflict with adjacent existing uses;</i>	As noted in the report, the surrounding area is residential in nature and therefore is consistent with adjacent existing uses.
<i>(c) any other matter which may be addressed in a Land Use By-law; and</i>	If this rezoning application was approved, it would not in itself authorize or guarantee any development, as any future residential use would require separate development and building permit approvals.
<i>(d) Policy 16.3.1.</i>	See below.

Policy 16.3.1 <i>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:</i>	
<i>(a) whether the proposal is considered premature or inappropriate in terms of:</i>	
<i>(i) the adequacy of sewer and water services;</i>	The Public Works Engineering Division commented that the subject lot has access to municipal water, but not sewer. And the property is not capable of being serviced by municipal sewer. As such, it will need a private septic system that meets NSECC requirements. An on-site septic system approval from NSECC would need to be obtained during the permitting stage.
<i>(ii) the adequacy of school facilities;</i>	The Director of Operations for the Annapolis Valley Regional Centre for Education has stated that they will accommodate all students.

<p><i>(iii) the adequacy of fire protection and other emergency services;</i></p>	<p>The Manager of Building and Fire Inspection Services commented that they had no concerns regarding the adequacy of fire protection. The local Fire Chief commented that they also had no concerns regarding the adequacy of emergency services.</p>
<p><i>(iv) the adequacy of road networks adjacent to, or leading to the development; and</i></p>	<p>The Area Manager of the Nova Scotia Department of Public Works commented that they did not have any concerns regarding the adequacy of the road network adjacent to or leading to the development.</p>
<p><i>(v) the financial capacity of the Municipality to absorb any costs relating to the development.</i></p>	<p>There are no anticipated costs to the Municipality regarding this development.</p>
<p><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></p>	<p>The subject property has access to municipal water, but not municipal sewer. The proposed portion for rezoning has adequate lot area to meet the minimum standard on-site septic system.</p> <p>The details of septic system would be determined at the time of permitting, with the approval coming from Nova Scotia Department of Environment and Climate Change who has jurisdiction over septic systems.</p>
<p><i>(c) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;</i></p>	<p>The Area Manager of the Nova Scotia Department of Public Works commented that they have no concerns regarding this criterion.</p>
<p><i>(d) the adequacy of the dimensions and shape of the lot for the intended use;</i></p>	<p>The Development Officer commented that they had no concerns regarding the adequacy of the dimensions since</p>

	<p>the proposed lot will be 34,014 ft² and will have 144.7 ft of frontage on Dill Road. The lot will meet the requirements of the R-1 zone.</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, as the surrounding area is predominantly residential uses.</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 Dykeland Overlay covers a small portion of the front of the property; however, a variance has previously been granted for this portion. Overall, the subject property appears to be generally flat, with a gentle slope rising toward the rear of the lot. Staff's desktop review indicates that the rear portion of the property sits approximately 5 feet above the front portion, meaning any future residential development would be built at a higher elevation than the current church building.</p> <p>No watercourses or wetlands were identified on mapping for the subject property or observed during staff's site visit.</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 B – Public Information Meeting Notes

May 20, 2026

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

Meeting date and time	A Public Information Meeting was held on May 20, 2026, beginning at 6:00 p.m. The meeting was broadcast live on the Municipal YouTube Channel.
Attending	In attendance for the meeting: One (1) Chair: <ul style="list-style-type: none">• Councillor Paul Wheadon, District 4 One (1) Councillor: <ul style="list-style-type: none">• Councillor Jim Ivey, District 11 Two (2) members of staff: <ul style="list-style-type: none">• Planner Hong• Planning Assistant Lake Approximately 6 members of the public.
Applicant Maria Sikal Property PID 45075439	Planner Hong outlined the application to rezone a portion of the subject lot to Low Density Residential (R-1). Comments from the public could be submitted by mail, e-mail and telephone between May 20 – June 3, 2026.
Comments	Two members of the public spoke during the Public Information Meeting. Staff and applicant's response is in purple. <ul style="list-style-type: none">• Cathryn Smith, resident of the Currys Corner, sought clarification regarding the maximum number of dwelling units on the parcel, if rezoning was successful.• Will responded R-1 permits up to 4 units if the property has water and sewer services; this property does not have municipal sewer service, and therefore the maximum dwelling units, as per the West Hants Land Use By-law, would be two units.• Cathryn Smith, resident of the Currys Corner, further asked if she chooses to have pigs or chickens farms on her property in the future, will the new neighbours of the subject lot complain?

	<ul style="list-style-type: none">• Will responded that he will record this question and direct it to the development officers for follow-up.• Ross Road, resident of the Currys Corner, sought clarification whether the proposal is an apartment building or not.• Maria Sikal, applicant of this rezoning application, responded that they have not sold the land yet, and according to the Surveyor, it would fit a single residence or single residence with a semi-detached unit. The focus will be residential.
Adjournment	The Public Information Meeting was adjourned at approximately 6:16 p.m.

Public Email Responses Submitted for the Application (Staff's reply in purple)

May 21, 2026

From: Lisa Hines

To: Will Hong

Good morning,

I live directly beside the property applying for rezoning. Unfortunately I did not get the letter about the meeting until today so I missed it (my fault I'm sure as I had picked up the mail in last week). I tried going to the YouTube link but could not find the meeting there. Could someone please call me so I can understand what is being proposed? I have no knowledge of this plan.

Thanks, Lisa Hines

May 21, 2026

From: Will Hong

To: Lisa Hines

Good morning, Lisa,

Thanks for reaching out. Here is the [\[Link\]](#) to the recording of yesterday's Public Information Meeting, and staff presentation starts at about the 3-minute mark.

I will give you a call this afternoon.

Thanks,