



Public Hearing Agenda

1. Intro by Mayor
2. Presentation by Staff (Sara Poirier)
3. Presentation by Applicant
4. Comments or Questions from Public
5. Questions from Council
6. Conclusion of Public Hearing



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

Public Hearing and Second Reading
July 28, 2026

something inspiring awaits



Application

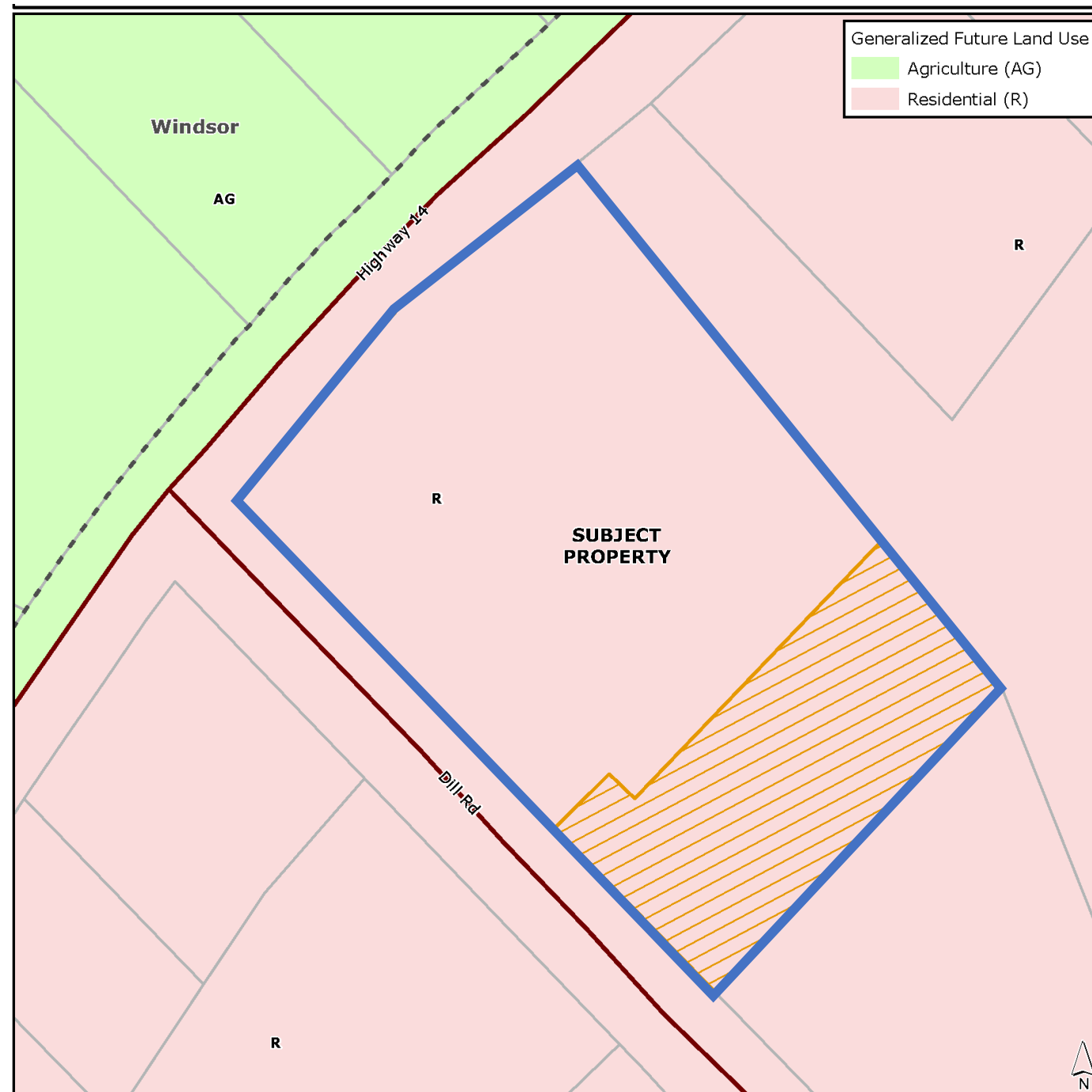
- A completed application was received on April 26, 2026, from Maria Sikal, the Lead Pastor of the Glad Tidings Worship Center
- The application proposes to rezone a portion of subject lot from Institutional (I) to Low-Density Residential (R-1) to facilitate the subdivision process and future residential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



Base data derived from the Nova Scotia Property

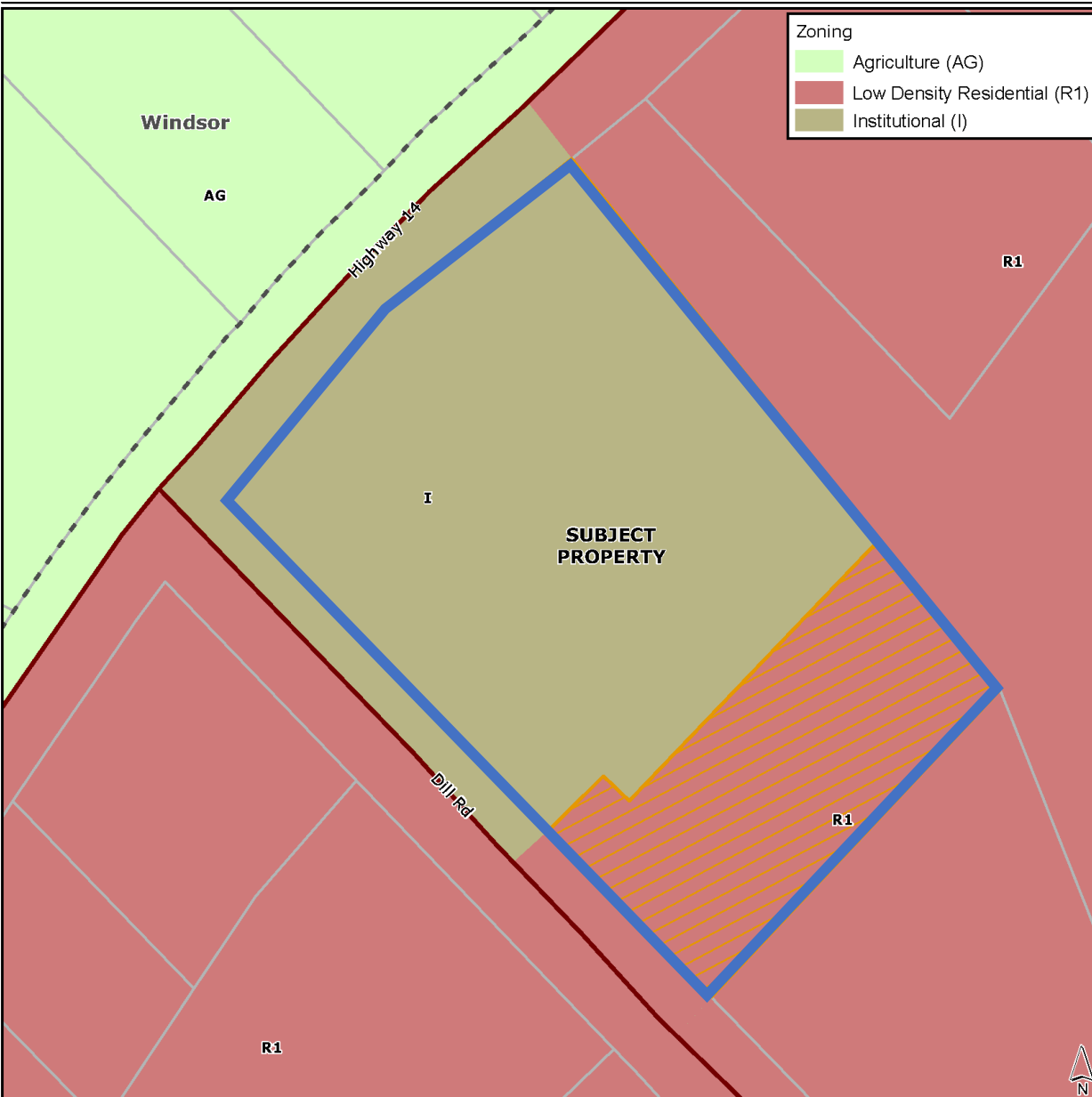
something inspiring awaits



Proposed Zoning

Low Density Residential (R-1) zone
permits:

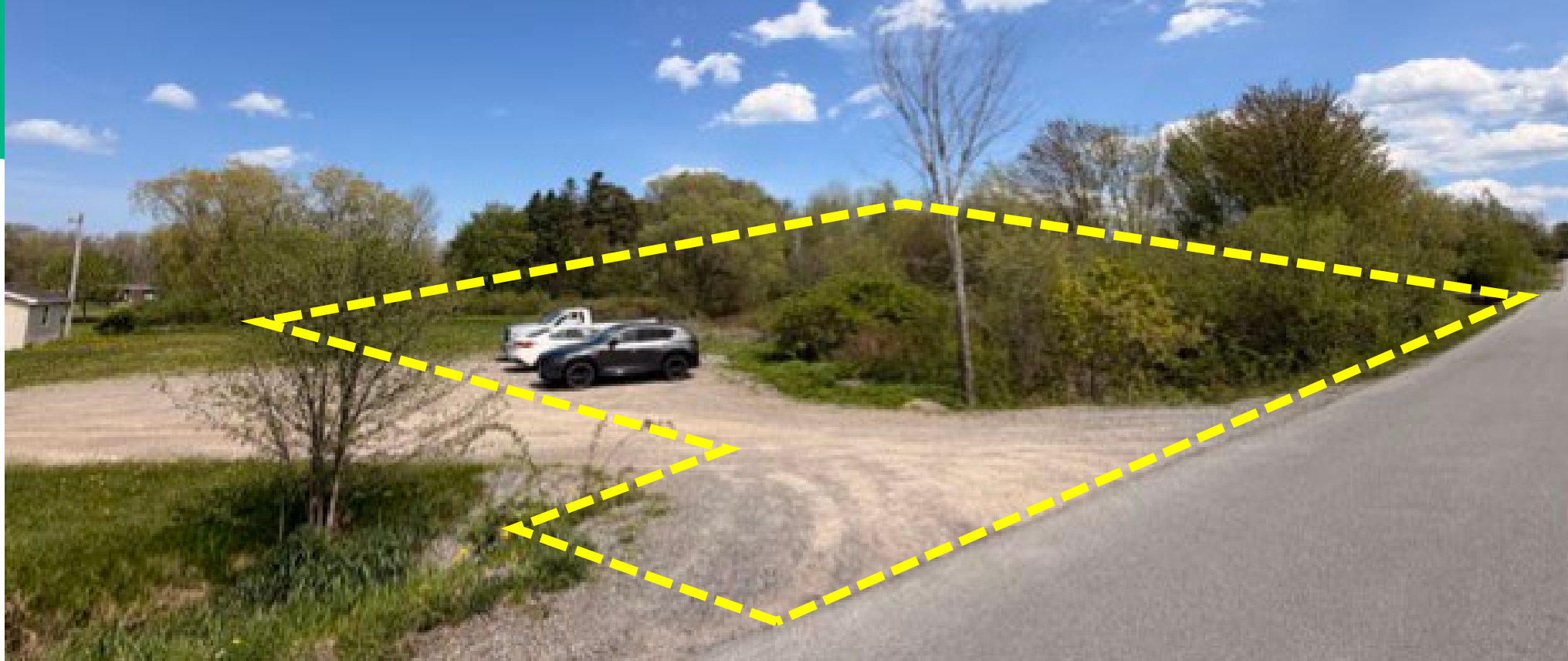
- Dwellings containing up to 4 units*
- Manufactured homes in the Three Mile Plains Growth Centre and Brooklyn





View of the subject lot from Highway 14

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



View of the subject lot from Dill Road

something inspiring awaits



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 will not conflict with adjacent existing uses.



West Hants Municipal Planning Strategy Cont.

- **Policy 16.3.1** general criteria have been considered met 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, Area Manager of the Nova Scotia Department of Public Works, and Public Works Engineering Division have no concerns which have not been addressed in the staff report.

Public Information Meeting

- A Public Information Meeting was held on May 20 and broadcast live on the Municipal YouTube page
- 6 members of the public attended the meeting
- The deadline for comments was June 3rd
- Staff received one email and one phone call asking about the background of this application

Public Hearing Comment Period

- The Public Hearing was advertised:
 - in the Valley Journal on July 10th and July 17th;
 - letters were sent to property owners within 500 ft of the subject lot; and
 - a sign was posted on the subject lot.
- The deadline for comments was Friday, July 24.
- No comments or questions were received.

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

*All statutory requirements have been met



Presentation from Applicant



Recommendation

...that Council gives Second Reading and approves amending Schedule A of the West Hants Land Use By-law to rezone a portion of the lot as identified as PID 45075439 from the 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.



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Potential Recommendation

...that Council approves a grant in the amount of up to \$2,750 from the Grants and Contributions account, 01-2-00-591-22710, to the Pentacostal Assemblies of Canada who own the Glad Tidings Worship Center at 5398 Highway 14 in Currys Corner (PID 45075439), to cover the expense of the subdivision parkland dedication fees subject to the subdivision receiving final approval.