



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation ☒	Decision Request ☐	Councillor Activity ☐
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To: Mayor Zebian and Members of West Hants Regional Municipality Council

Submitted by: Sara Poirier
Sara Poirier, Director of Planning and Development

Date: July 28, 2026

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

LEGISLATIVE AUTHORITY

Municipal Government Act Section 210

RECOMMENDATION

Should Council wish to approve the amendment following Public Hearing, the following motion would be in order:

...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.

BACKGROUND

Property ☒	Public Opinion ☐	Environment ☐	Social ☐	Economic ☐	Councillor Activity ☐
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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 application is to rezone a portion of the subject lot at 5398 Highway 14, Curry's Corner (PID 45075439) from the Institutional (I) zone to the Low Density Residential (R-1) zone to permit a future residential use. The applicant intends to

subdivide the proposed Low Density Residential (R-1) portion of the lot subject to the Low Density Residential (R-1) lot requirements.

DISCUSSION

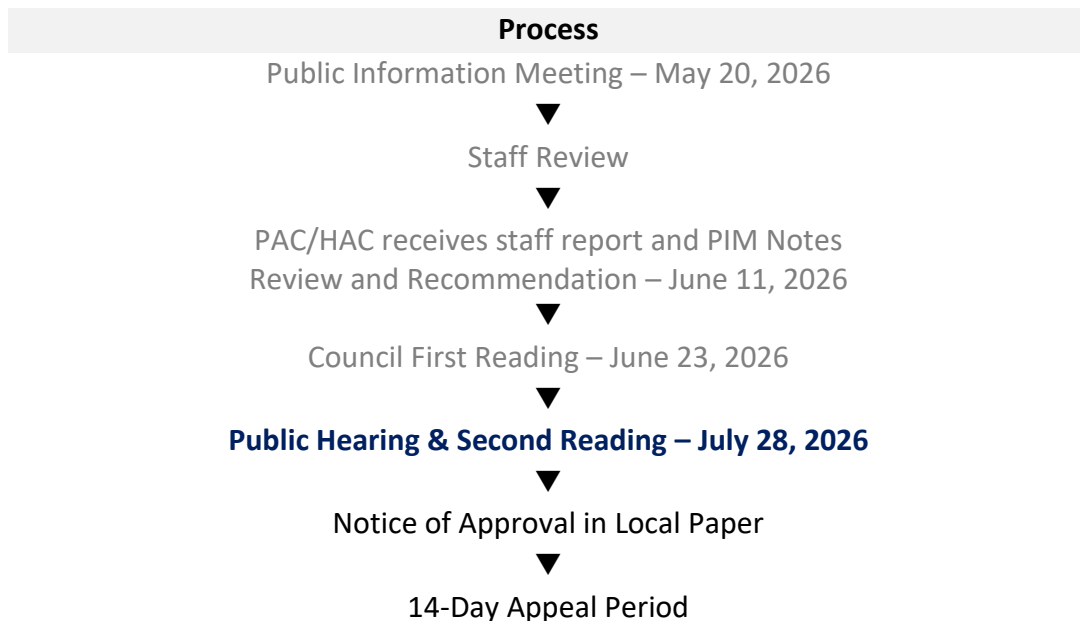
A Public Information Meeting was held on May 20, 2026. The comment period was open until June 3, and during this period staff received one email and one phone call.

On June 11, 2026, staff presented a recommendation report to the Planning and Heritage Advisory Committee (PAC/HAC). During the meeting the PAC/HAC recommended in favour of the application.

On June 23, 2026, staff presented the PAC/HAC recommendation to Council for First Reading (Appendix A). During the meeting, Council recommended in favour of the application.

NEXT STEPS

The process for this application is as follows:

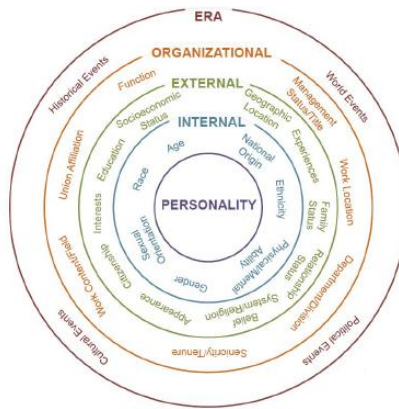


FINANCIAL IMPLICATIONS

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:

- approve the amendment as drafted or as specifically revised by direction of Council;
- refuse the amendment as drafted, citing the criteria that Council considers not to be met; or
- provide alternative direction, such as requesting further information on a specific topic.

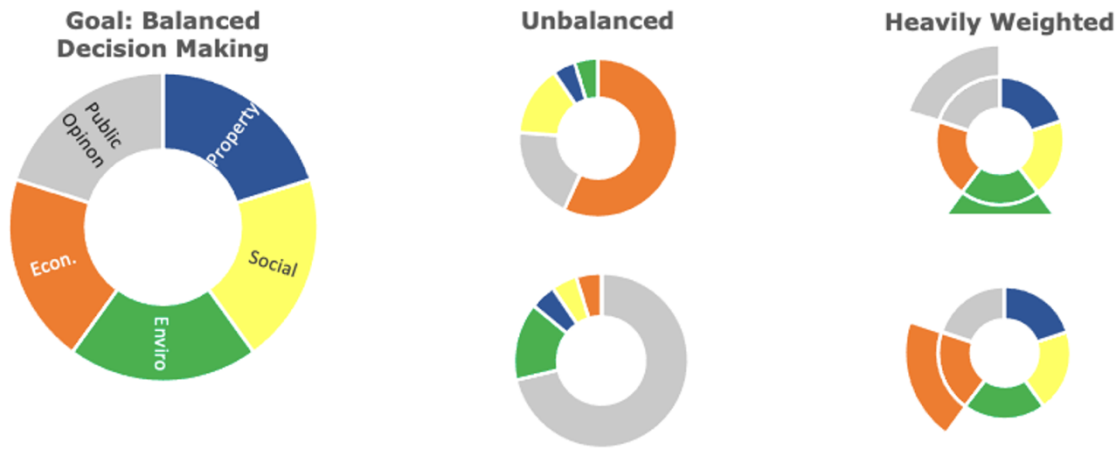
ATTACHMENTS

Attachment A 2026-06-23 Rezoning Application for 5398 Highway 14, Currys Corner (PID 45075439); File #26-07A

CHIEF ADMINISTRATIVE OFFICER REVIEW

I support the recommendation.

Council has been provided with a reference taken from the Meeting and Committee Procedural Policy , Appendix C “Decision Making by Council and Committee of the Whole” as a reminder of the principles highlighted for good decision making.



Report Prepared by: Sara Poirier
Sara Poirier, Director of Planning and Development

Report Reviewed by: _____
Will Hong, Planner

Report Approved by: Mark Phillips
Mark Phillips, Chief Administrative Officer