

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Thursday, April 9, 2026

Rezoning Application for PID 45430253 on New Ross Rd, Leminster

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Presentation by the Applicant
5. 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

something inspiring awaits



Rezoning Application for PID 45430253 on New Ross Rd, Leminster

Public Information Meeting

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Application

- A completed application was received on March 13, 2026, from Daniel Lethbridge, the owner of the subject lot.
- The application proposes to permit a small used car dealership in conjunction with a single unit dwelling by rezoning to the Resource Industrial (M-1) zone.



Orthophoto

- The property currently is vacant and has road frontage on New Ross Road.
- The surrounding area comprises a mix of low-density residential dwellings and vacant lots.





Generalized Future Land Use Map

Current Designation:

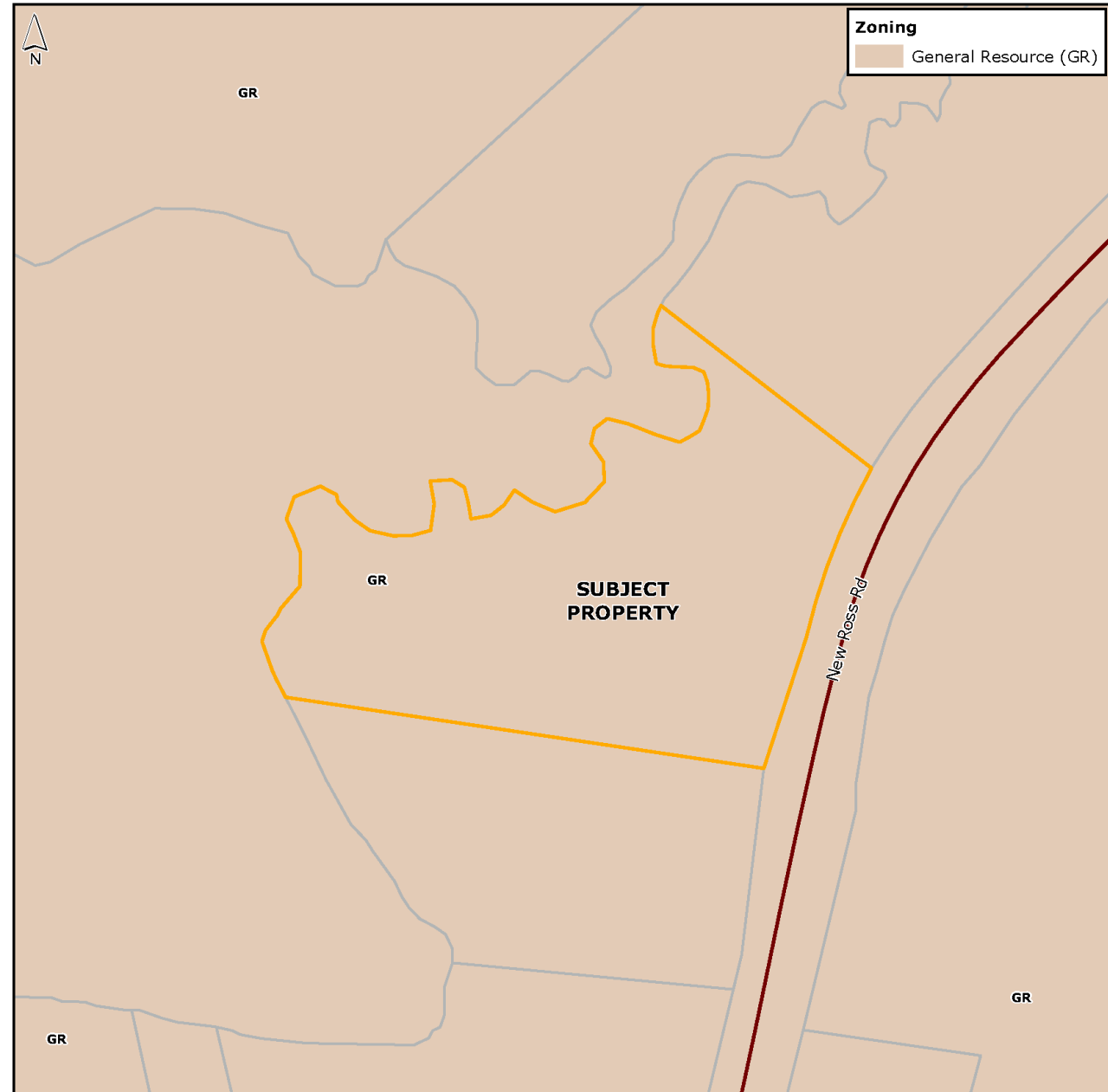
- Resource



Current Zoning

General Resource (GR) zone permits (partial list):

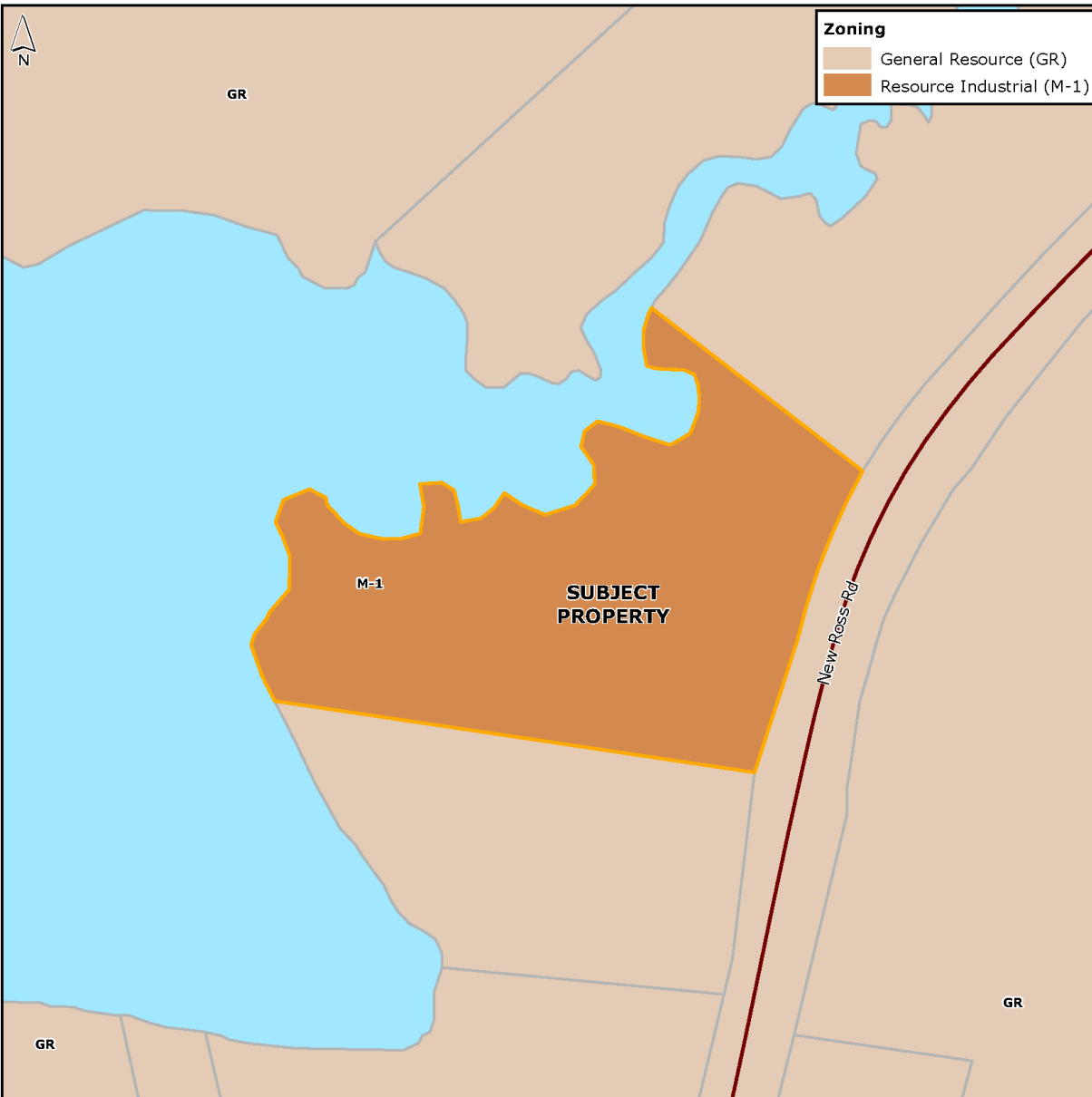
- Agricultural uses and farm equipment sales
- Automotive service stations
- Churches, community centres, and fire halls
- Forestry related activities
- Manufactured homes
- Service shops, stores under 5000 sqft, and restaurants
- Seasonal dwellings and one-and two-unit dwellings
- Sand and gravel extraction operations



Proposed Zoning

Resource Industrial (M-1) zone permits (partial list):

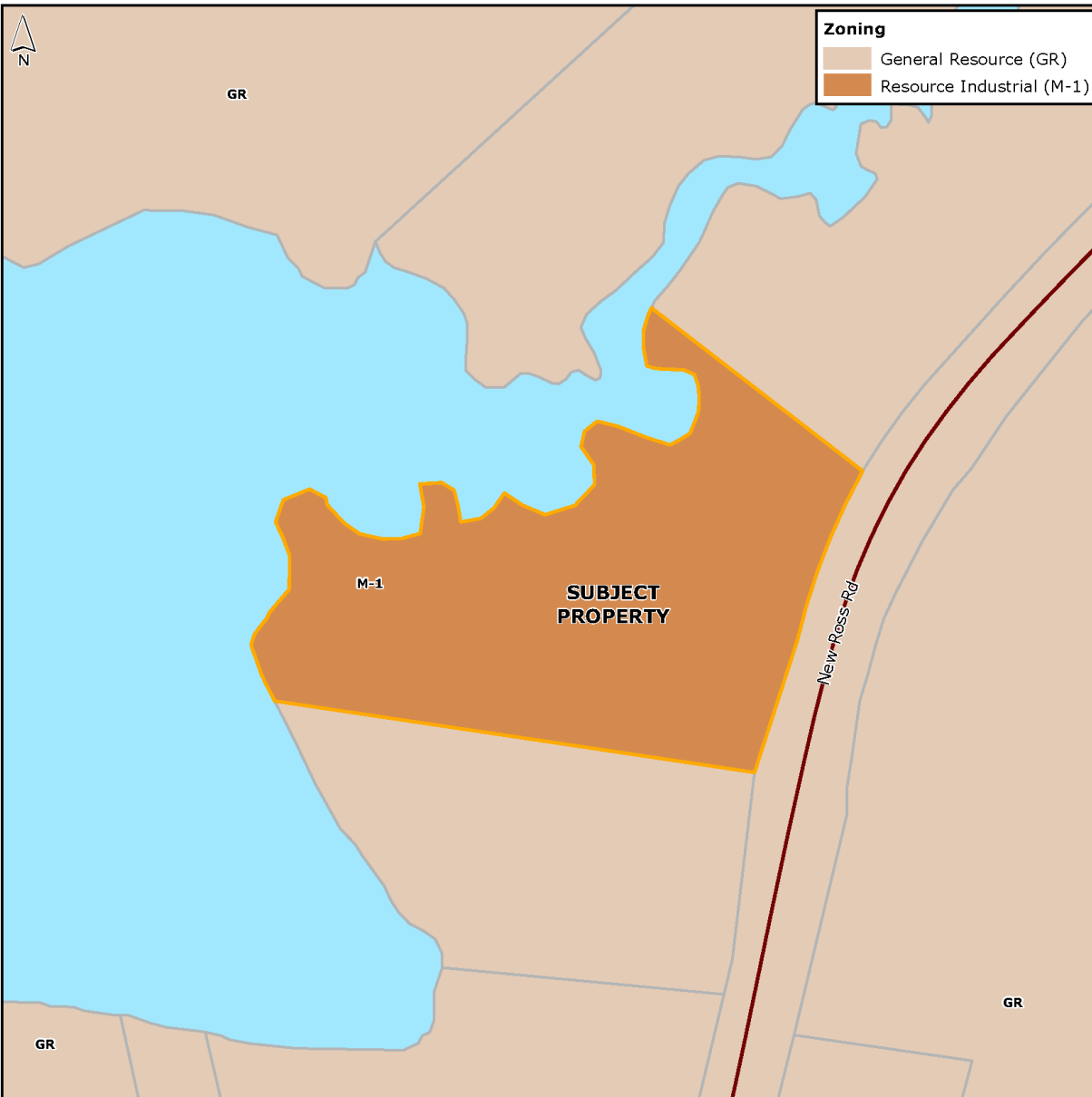
- Agricultural processing industries
- **Any activity connected with the automobile trade** other than an automobile scrap yard or automobile related commercial recreation establishment
- Any manufacturing, processing, industrial, assembly or warehousing operation conducted within an enclosed building
- Building supply and equipment depots
- Bulk storage of sand and gravel



Proposed Zoning

Resource Industrial (M-1) zone permits (partial list):

- Commercial and office uses accessory to a main use
- Commercial greenhouses
- Excavation and landscaping operations
- Farm supplies and equipment sales and service
- Feed and fertilizer industries
- **One dwelling unit in conjunction with a permitted industrial use**, either located in the same building or as a single unit dwelling or manufactured home on the same lot





View of the subject lot from New Ross Road



View of the subject lot

something inspiring awaits



West Hants Municipal Planning Strategy

- **Policy 9.1.6** enables Council to consider rezoning land in the General Resource (GR) zone to allow industrial uses permitted in the Resource Industrial (M-1) zone, subject to a list of criteria (partial list):
 - The use will not adversely affect existing resource uses in the area;
 - Safe and efficient roadway access is provided
 - The development is compatible with adjacent land uses with *respect* to traffic generation and traffic safety, hours of operation, size and design of building, signage, and pedestrian circulation and safety;
 - the use is not considered obnoxious by virtue of noise, odours, dust, fumes or other emissions;
 - adequate buffering or screening, setbacks and yards are provided



West Hants Municipal Planning Strategy Policy (continued)

- **Policy 16.3.1** states general criteria in considering a Land Use By-law amendment application:
 - Adequacy of water and sewer services; road network, fire protection and other emergency services; road networks
 - 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 – April 9

Staff Review

PAC/HAC Review and Recommendation –
May 14*

Council First Reading – TBD

Public Hearing & Second Reading – TBD

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 **April 23, 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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