

West Hants Regional Municipality Municipal Document Review

June 11th, 2026, Planning and Heritage Advisory Committee



Project Work Plan

Phase 1



Project Start-Up

- Introductory Project Team Meetings
- Council & Planning and Development Issues Identification Workshop
- Communications and Engagement Plan

Phase 2



Background Review & Visioning

- Data Collection
- Background Review and Policy Directions Report
- Consultation Cluster #1

Phase 3



Prepare Regional Planning Framework

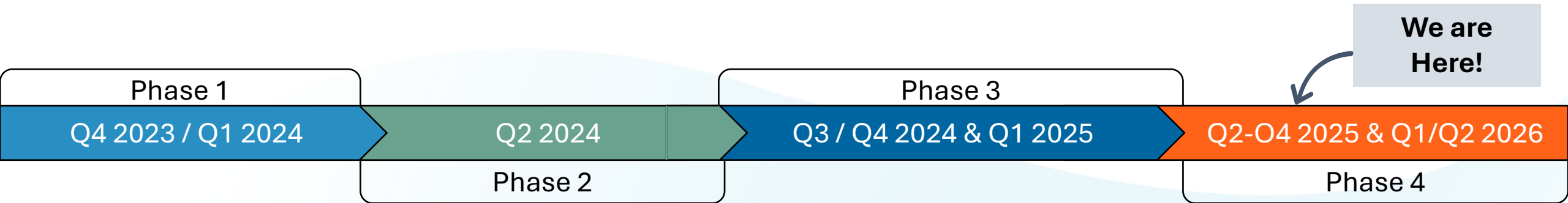
- Draft MPS, LUB, SBL
- Feedback from Project Team
- Consultation Cluster #2

Phase 4



Refinement and Finalization

- Final MPS, LUB, SBL
- Feedback from Project Team
- Final Public Meeting
- Council Adoption



Community and Stakeholder Engagement

Public Open Houses

Public Open House #1

Project Introduction and Launch of Community Survey
March 27, 2024

Virtual Public Open House #2

Key Changes to Draft Documents
June 2, 2025

Public Open House #3 #4

Key Changes to Draft Documents
June 3 and 5, 2025

Online Visioning Survey

Open from March 28th, 2024 to April 17, 2024
Total of **279** Survey responses

Council & PAC/HAC Meetings

PAC/HAC Visioning Workshop – March 18, 2024
Council Workshop – October 1, 2024
Council Key Changes Presentation – September 18, 2025

Project Website

Ongoing updates to Municipality project website:
<https://www.westhants.ca/plan-review.html>
and Social Media Blasts on Facebook

January 2026 drafts available online for comment.

Stakeholder Meetings

Issues & Options Workshop – March 25, 2024

Project Objectives

- Consolidate, modernize and align the planning framework
- Improve clarity, efficiency, and predictability
- Support complete, inclusive communities
- Plan for sustainable and resilient growth
- Reflect community values and priorities



Current Planning Documents



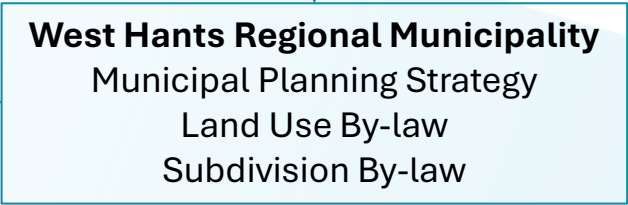
Municipality of the District of West Hants
Municipal Planning Strategy (2008)
Land Use By-law (2008)
Subdivision By-law (2008)



Town of Windsor
Municipal Planning Strategy (2005)
Land Use By-law (2005)
Subdivision By-law (2012)



Town of Hantsport
Municipal Planning Strategy (2010)
Land Use By-law (2012)
Subdivision By-law (2010)



Summary of Information Session for PAC/HAC-May 14th



- Information session held with PACHAC on May 14th.
- Number of topics discussed and feedback receive including:
 - View plane policies
 - Household livestock in Hantsport
 - General Resource zoning
 - Height allowances
 - Other questions and discussions around general items and clarification of policies.
- Staff made updates to the view plane policy, and would recommend the Committee add additional recommendations on additional topics if there are still concerns.

Important Considerations

- While these documents provide a framework for growth over a long horizon of 25 years, they will be **“living documents”** and updated and amended from time to time.
 - Reviews often completed on a 5-10 year cycle
 - Amendments will happen throughout the life of the documents including:
 - Staff led amendments based on Council direction, new priorities, responding to new plans and studies
 - Developer/resident requested amendments to respond to proposed developments
 - House keeping amendments to allow for continuous improvement to the documents
 - Provincially mandated amendments.
- This project has been on-going for several years, and is an important next step post-consolidation.
- The documents improve our current framework, reduce inconsistencies across communities, create more certainty for landowners, and allow staff to respond to new priorities (e.g., stormwater management).
- Having a consolidated set of documents will improve workflow and allow staff time and resources to focus on other major projects and initiatives such as coastal planning.

Next Steps

- Recommendations to Council for consideration at First Reading
- Public Hearing and Second Reading
- Approval by the Province

Recommendation for the Municipal Planning Strategy

... that PAC/HAC recommends that Council give First Reading and holds a Public Hearing to consider adopting the new Regional Municipal Planning Strategy and repeals the Town of Windsor Municipal Planning Strategy (2005), the Town of Hantsport Municipal Planning Strategy (2010) and the Municipality of the District of West Hants Municipal Planning Strategy (2008).

Recommendation for the Land Use By-law

... that PAC/HAC recommends that Council give First Reading and holds a Public Hearing to consider adopting the new Regional Land use By-law and repeals the Town of Windsor Land Use By-law (2005), the Town of Hantsport Land Use By-law (2012) and the Municipality of the District of West Hants Land Use By-law (2008).

Recommendation for the Subdivision By-law

... that PAC/HAC recommends that Council give First Reading and holds a Public Hearing to consider adopting the new Regional Subdivision By-law and repeals the Town of Windsor Subdivision By-law (2012), the Town of Hantsport Subdivision By-law (2010) and the Municipality of the District of West Hants Subdivision By-law (2008).

Whereas, PAC/ HAC requests a summary of all changes to the MPS an Land Use By-Law and followed up with a workshop opportunity with planning staff to provide clarity and understanding of the updated MPS and Land Use By-law to make its best recommendation to council.

Therefore be it resolved that PAC/HAC is requesting that council considers delaying the plan review to allow additional time to provide an in-depth and comprehensive recommendation.