

- 1.0 Call to Order and Attendance**
- 2.0 Announcements**
- 3.0 Approval of Agenda and Additions**
- 4.0 Declaration of Conflict of Interest**
- 5.0 [Approval of Minutes \(November 13, 2025\)](#)**
- 6.0 New Business**
 - 6.1 [File #25-24 LUB Amendments: PID 45242112, 2037 Highway 1, Falmouth \(Will Hong\) - Pg. 2](#)
 - 6.2 [Information Report: 2025 Development Activity in West Hants Regional Municipality \(Kari Fougere\) - Pg. 38](#)
- 7.0 Business Arising from the Minutes**
- 8.0 Business Arising from the Public Information Meetings**
 - 8.1 File #25-26 Rezoning: 439 Clifton Avenue, Windsor (Alex Dunphy)
- 9.0 [File Updates - Pg. 44](#)**
 - 9.1 File #24-22 Development Agreement: 411 King Street, Windsor Phase 2 (Alex Dunphy)
 - 9.2 File #25-23 Development Agreement: PID 45003266, Three Mile Plains (Alex Dunphy)
 - 9.3 File #25-22 Rezoning: 5988 Highway 215, Kempt Shore (Will Hong)
 - 9.4 File #25-07/11/12 Development Agreement and Rezoning: PIDs 45055241, 45190386, and 45366457 Wentworth Road/Cole Drive, Windsor (Alex Dunphy and Will Hong)
 - 9.5 File #25-21 Rezoning: PID 45038510 Highway 14, Windsor Forks (Alex Dunphy)
 - 9.6 File #25-20 Rezoning: PID 45285103, Old Walton Rd, Upper Burlington (Will Hong)
 - 9.7 File #25-18 Development Agreement: Bear Lake Wind Farm Revised (Kari Fougere)
- 10.0 [Building and Development Activity Reports \(November and December 2025\) - Pg. 47](#)**
- 11.0 Notices from Adjacent Municipal Units**
- 12.0 Public Comments**
- 13.0 Next Meeting Date (February 12, 2026) / Adjournment**



KFWEST 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: January 8, 2026

Subject: LUB Amendments: 2037 Highway 1, Falmouth (PID 45242112); File #25-24

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 the lot as identified as PID 45242112 from General Commercial (GC) to Highway Commercial (HC) zone and amending Section 5.20 of the West Hants Land Use By-law as shown in the report #25-24 to the Planning and Heritage Advisory Committee dated January 8, 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 November 7, 2025, from Bradley Eaglestone, the owner of the Big Fur Grooming in Windsor. The application was to rezone the property from General Commercial (GC) to Highway Commercial (HC) to permit a dog grooming and boarding facility and amend Section 5.20 of West Hants Land Use By-law.

Subject Property

The subject property 2037 Highway 1 in Falmouth, PID 45242112 is designated Commercial Core, falls within the Commercial Development District on the Generalized Future Land Use Map (GFLUM) of the West Hants Municipal Planning Strategy (WHMPS) (Figure 1 and Figure 2), and zoned General Commercial (GC) on Schedule A GC-1 of the West Hants Land Use By-law (WHLUB) (Figure 3).

The subject lot is approximately 0.63-acre in size with frontage on Highway 1 and was previously occupied by a pet-supply business. Surrounding uses include residential dwellings to the west and across the street, and a variety of commercial uses to the east.

Proposal Details

The applicant is proposing to relocate their existing pet grooming business and expand operations to include pet boarding service within the existing building at 2037 Highway 1, Falmouth. In addition to the application materials, the applicant submitted a floor plan indicating that the pet grooming business would be located in the western portion of the building, while the pet boarding services would operate from the eastern portion, which is situated closer to the surrounding commercial establishments and farther from nearby residential uses.

As the current zoning does not permit Kennel use as-of-right, the applicant is proposing to rezone the subject property to Highway Commercial (HC) zone. Part of this application also includes a text amendment to the existing kennel special provisions in Section 5.20 of the WHLUB to relax the required 300-foot setback from an adjacent dwelling, as the subject lot would not meet this setback requirement.

DISCUSSION

Generalized Future Land Use Designation

The property is designated Commercial Core on the GFLUM of the WHMPS. The preamble text in the WHMPS in Section 5.5 provides context in directing commercial growth within designated commercial core areas in the Growth Centres to minimize potential land use

conflicts, as well as to promote a focal point for business activity. Policy 5.5.3 of the WHMPS establishes the Commercial Core designation in Falmouth. The preamble text of this policy provides direction that *“The commercial core of Falmouth is located along Highway 1 between the Avon River Bridge and the Highway 101 access road it is the intention of Council to limit the majority of new commercial development to this core.”* As the subject lot is designated the Commercial Core with frontage on Highway 1, it meets Council’s intention to concentrate commercial activities and direct commercial growth in Falmouth within this area.

The subject lot also falls within the Commercial Development District (“the District”) designation. The District was created in 2015 to incentivize development for businesses in the serviced commercial areas of the Municipality. Policy 4.4.1 of the WHMPS establishes the Commercial Development District designation within the Commercial Core designation of Falmouth and Three Mile Plains. Section 4.4 of the WHMPS indicates that Council will implement a phase-in commercial tax program in accordance with Bill 177 in this area, which indicates Council’s intention to incentivize commercial development within the District. The applicant has not applied for the commercial tax program; however this project will contribute to maintaining the commercial fabric within this District.

Proposed LUB Amendments

Currently, commercial Kennels uses are only permitted in both Highway Commercial (HC) and Rural Commercial (RC) zone in the West Hants Land Use By-law (WHLUB). Thus, the applicant proposed to rezone the subject lot from General Commercial (GC) to Highway Commercial (HC).

In addition, Section 5.20 of the WHLUB imposes additional regulations specific to kennel uses, including setback from water wells, watercourse, lot lines, dwellings, as well as requirements for ventilation, soundproof, and hours of operation for outdoor runs. Specifically, the subject property is unable to meet criterion (iv) of Section 5.20, which requires a minimum 300-foot setback from a dwelling located on an adjacent property. The subject lot directly abuts a residential dwelling to the west, with an existing separation distance of approximately 60 feet, which is substantially below the required setback. As a result, this provision represents a significant constraint to the proposal and would remain a major barrier even if the requested rezoning was successful.

Therefore, part of the application also includes proposed text amendments to the WHLUB which will relax this setback requirement from an adjacent dwelling, conditional upon the written consent of the affected dwelling owner at the time the development permit is issued. This approach maintains the intent of the WHLUB to minimize potential land use conflicts while introducing a degree of flexibility in situations where potential impacts are acceptable to the adjacent landowner, particularly in areas where a commercial presence is already established.

This text change will apply to all proposed kennels in zones they are permitted, within the WHLUB area.

Staff note that the adjacent dwelling is within the same designation as the subject lot and zoned Highway Commercial (HC). In addition, a letter of support was received from the owner of this dwelling on November 17, 2025.

The proposed amendment to the Zoning Map of the WHLUB is shown in Figure 4 and amendment to the text of the WHLUB is in Attachment A.

Municipal Planning Strategy Review

Policy 5.5.11 of the WHMPS is the enabling policy for this application, which indicates that lands designated commercial core may be rezoned to Highway Commercial (HC) subject to a list of specific criteria relates to road frontage, buffering, traffic safety, and on-site parking. The full list of criteria is included in Attachment A. In summary, the proposal meets the criteria as:

- the proposal has frontage on an arterial road (i.e., Highway 1);
- no new structures are proposed, except for the outdoor run fences;
- no concerns were raised regarding traffic flow and safe and efficient roadway access; and
- adequate on-site parking can be provided.

Policy 16.3.1 establishes the general criteria that must be considered for all amendments to the West Hants Land Use By-law. The full list of criteria is included in Attachment A. 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 Engagement

Staff held a Public Information Meeting on December 10. Following the meeting, a public comment period was open until December 24, during which staff received 23 emails and one phone call.

All submissions staff received during the public comment period expressed support for the rezoning application. Common themes raised include:

- The need for a safe and dependable grooming services in the region;

- The employment opportunities related to animal services;
- The lack of dog boarding services in the region;
- The growing population of pet owners in the municipality; and
- The applicant’s business history and reputation within the community.

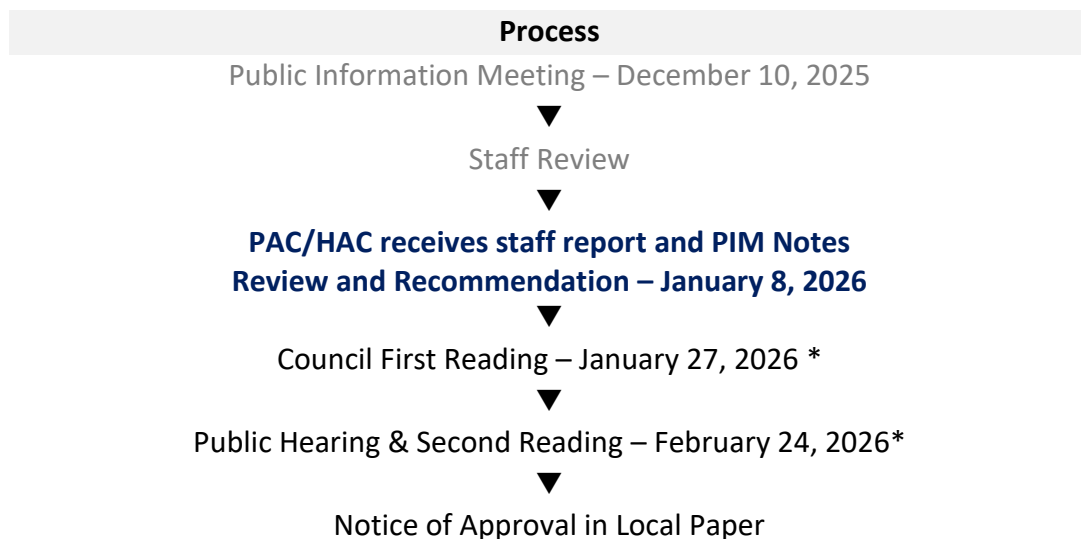
A summary of notes from the Public Information Meeting and all correspondences from the public is included in Attachment C.

MUNICIPAL CLIMATE CHANGE ACTION PLAN

The Municipal Climate Change Action Plan (MCCAP) for West Hants (2013) highlights two simulated flooding scenarios. The first scenario is based on wet areas mapping which shows the potential inland flooding. The second scenario shows the simulated flooding extent for probable coastal flood due to climate change. Under the second scenario most of the community of Falmouth along the coast will experience some degree of flooding, including the subject lot. Staff note that the proposed business would operate within the existing building at 2037 Highway 1, Falmouth and no new structures are proposed, except for the outdoor run fences. Property owners are responsible for ensuring that their lot is suitable for the proposed uses.

NEXT STEPS

As noted above, staff has reviewed the proposal in terms of all relevant policy criteria and determined that the proposed amendments are consistent with the intent, objectives, policies and criteria of the WHMPS. As a result, it is reasonable to amend the text of West Hants Land Use By-law and rezone the subject property to Highway Commercial (HC) zone.





14-Day Appeal Period

*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 1
Figure 2	West Hants GFLUM Extract 2
Figure 3	West Hants Zoning Map Extract
Figure 4	West Hants Proposed Zoning Map Extract
Attachment A	Draft WHLUB Amendment
Attachment B	Policy Summary for WHLUB Amendments
Attachment C	Public Information Meeting Notes and Public Correspondences

Report Prepared by: _____
Will Hong, Planner

Report Approved by: _____
Kari Fougere, Acting Director of Planning and Development

Figure 1 – West Hants GFLUM Extract

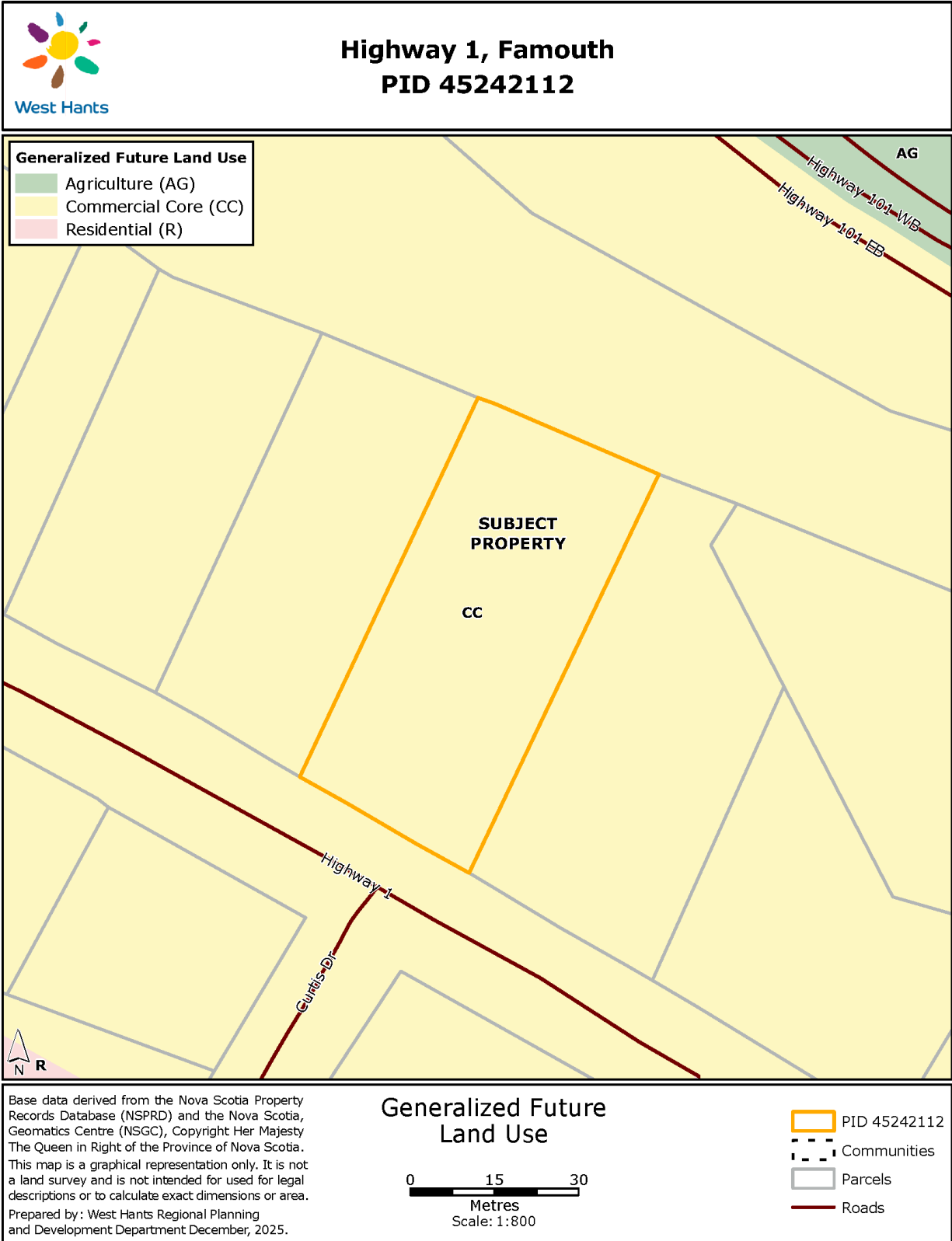


Figure 2 – West Hants GFLUM Extract 2

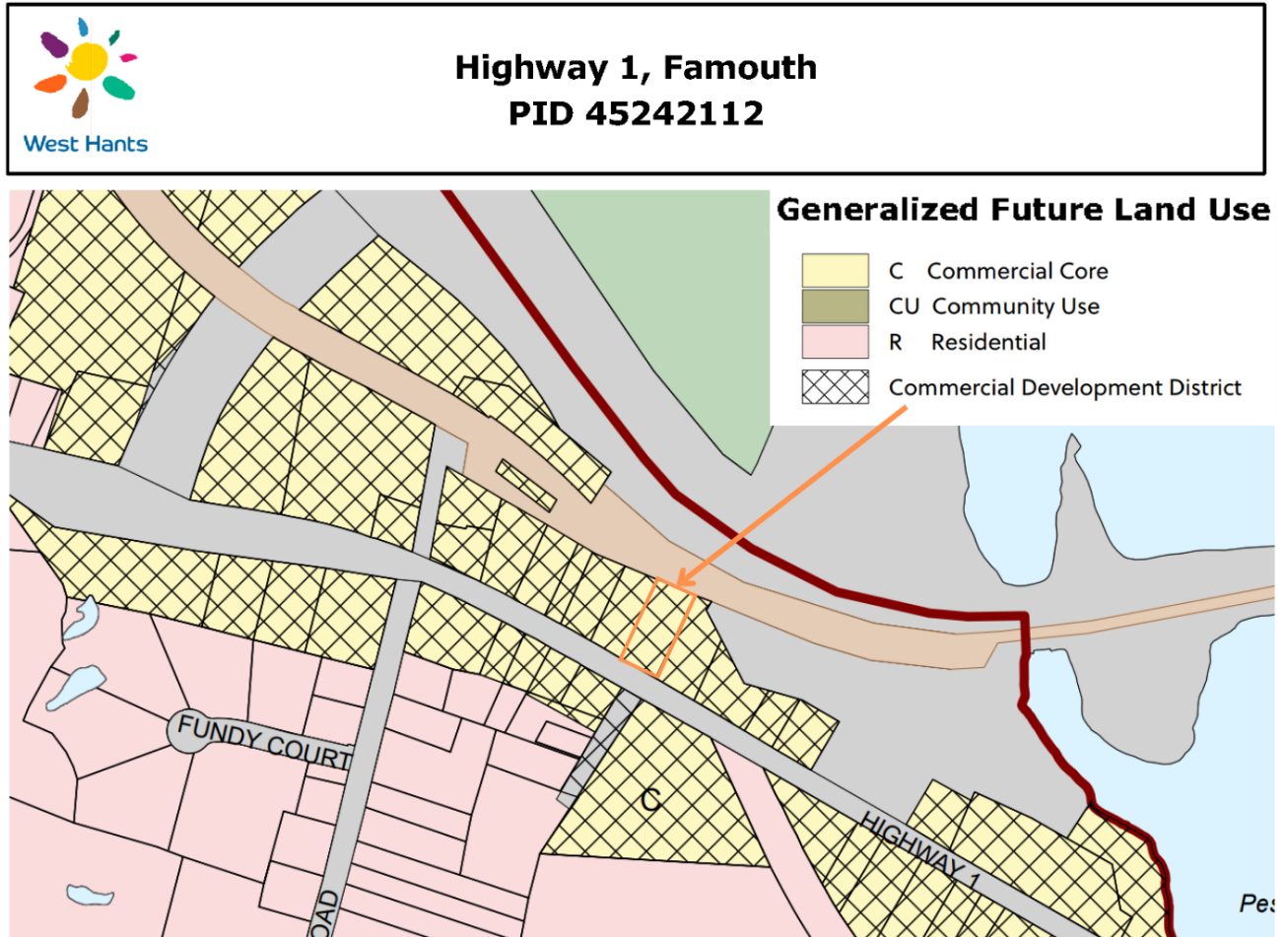


Figure 3 – West Hants Zoning Map Extract

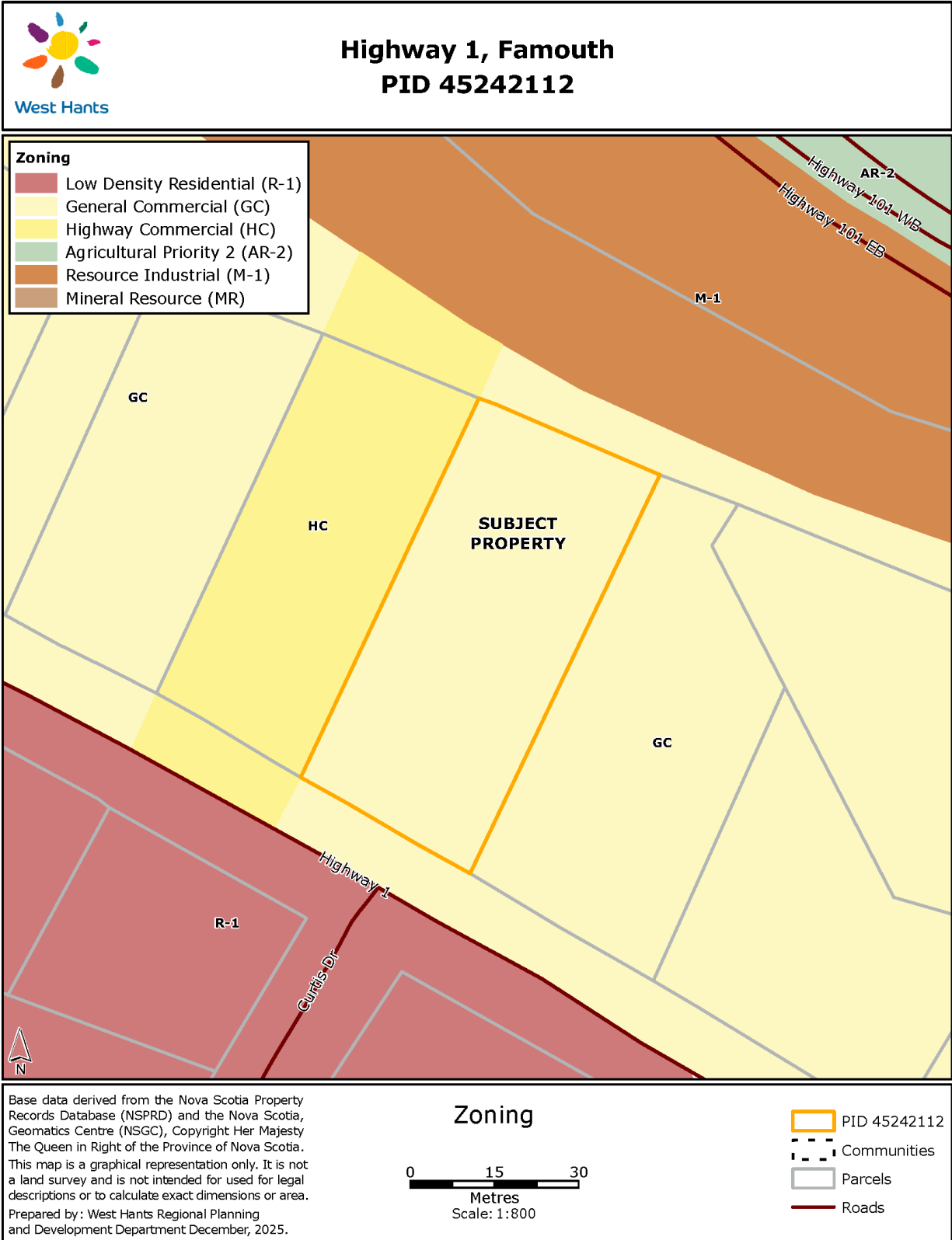
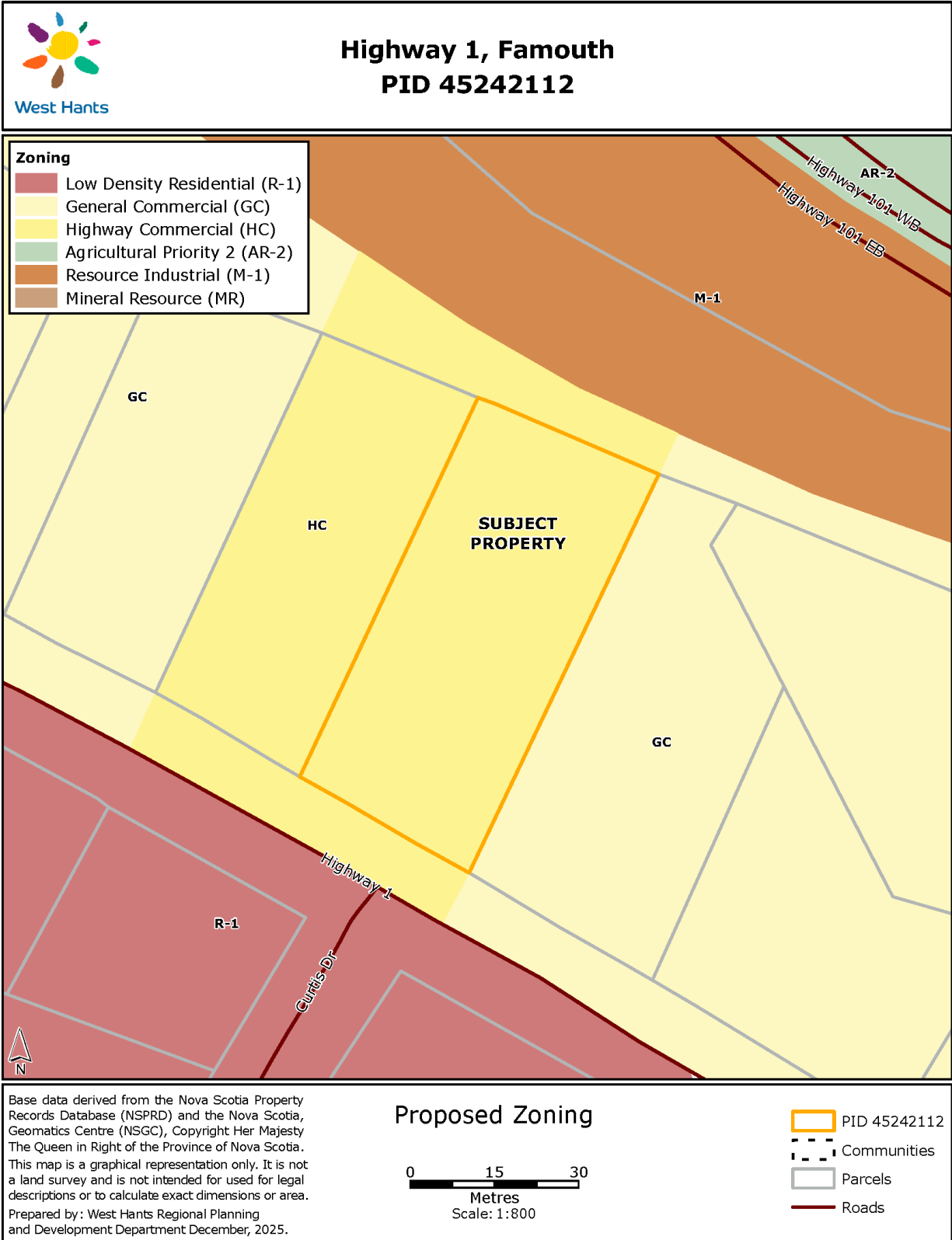


Figure 4 – West Hants Proposed Zoning Map Extract



Attachment A

Draft WHLUB Amendment

Note: purple text indicates a change from the present WHLUB and is provided only for the convenience of PAC/HAC and Council

Amend Section 5.20, Kennels, of the West Hants Land Use By-law to add the flexibility to allow the Kennel to be located within the 300 ft setback to an adjacent dwelling in the event of the adjacent property owner gives written permission, so that Section 5.20 reads as follows:

Kennels

- 5.20 Where kennels are permitted by this by-law, the following special provisions shall apply:
- (a) no kennel building or structures, including outdoor exercise runs, shall be located closer than:
 - (i) 100 ft (30.48 m) from the front lot line, except in the Highway Commercial (HC) zone where the standard front yard requirement shall apply;
 - (ii) 100 ft (30.48 m) from all water wells and watercourses;
 - (iii) 50 ft (15.24 m) from the rear and side lot lines; and
 - (iv) 300 ft (91.44 m) from a dwelling on an adjacent property *unless written permission is given by the owner of the property at the time of permitting*;
 - (b) the use shall include a wholly enclosed building that is properly ventilated and soundproofed to a sound transmission class of at least 50 decibels as prescribed by the National Building Code; and
 - (c) no outdoor exercise run shall be occupied between the hours of 9:00 pm and 7:00 am on the following day.

Attachment B – Policy Summary for Amendments

<p>Policy 5.5.11 <i>It shall be the policy of Council to consider rezoning land within the Commercial designation of the Growth Centres to Highway Commercial (HC) subject to the following:</i></p>	
<p><i>(a) the development has frontage on an arterial or collector street;</i></p>	<p>The subject lot has frontage on Highway 1, which is identified as an arterial road on the transportation map of the WHMPS.</p>
<p><i>(b) adequate buffering or screening, setbacks and yards are provided to minimize potential land use conflicts with adjacent properties and any open storage and display areas are adequately controlled and screened;</i></p>	<p>The applicant proposed to utilize the existing structure for the dog grooming and boarding business. The subject lot is zoned General Commercial (GC). It is worth noting that the General Commercial zone has the same setback requirements as the Highway Commercial zone for front, rear, and side yards.</p> <p>In addition, Section 5.20 of the WHLUB imposes additional regulations specific to kennel uses, including setbacks from water wells, watercourses, lot lines, dwellings, as well as requirements for ventilation, soundproof, and hours of operation for outdoor runs. It is worth noting that Section 5.20 (iii) of the WHLUB would require a 50 ft setback from the side lot lines. However, given that the proposal involves an existing building being converted to a different use, Section 5.12 of the WHLUB permits reduced side yard setbacks, provided all other applicable provisions of the By-law are met.</p>
<p><i>(c) traffic flow and pedestrian safety will not be adversely affected</i></p>	<p>The Area Manager of the Nova Scotia Department of Public Works</p>

	commented that they have no concerns regarding this criterion.
(d) <i>safe and efficient roadway access is provided;</i>	The subject lot was previously occupied by a pet-supply business and there is existing roadway access to Highway 1. In addition, the Area Manager of the Nova Scotia Department of Public Works have no concerns regarding safe and efficient roadway access from this proposal.
(e) <i>adequate on-site parking is provided;</i>	The subject lot was previously occupied by a pet-supply business and includes existing on-site parking. The applicant will be required, during the permitting stage, to demonstrate a parking ratio of one space per 300 sq ft of commercial floor area.
(f) <i>any other matter which may be addressed in a Land Use By law; and</i>	All other matters are addressed elsewhere in this report.
(g) <i>Policy 16.3.1.</i>	Please see Attachment B for further details.

Policy 16.3.1 *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:*

(a) whether the proposal is considered premature or inappropriate in terms of:

<i>(i) the adequacy of sewer and water services;</i>	The Public Works Engineering Division commented that the subject lot is connected to municipal water and sewer.
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<i>(ii) the adequacy of school facilities;</i>	Not applicable since the proposal is for a commercial use.
<i>(iii) the adequacy of fire protection and other emergency services;</i>	The Manager of Building and Fire Inspection Services commented that they have no concerns regarding the adequacy of fire protection. The local Fire Chief commented that they also have no concerns about the adequacy of fire protection for the property for the proposed use.
<i>(iv) the adequacy of road networks adjacent to, or leading to the development; and</i>	The Area Manager of the Nova Scotia Department of Public Works commented that they have no concerns regarding the adequacy of road networks adjacent to, or leading to the development.
<i>(v) the financial capacity of the Municipality to absorb any costs relating to the development.</i>	There are no anticipated costs to the Municipality regarding this development.
<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>	The Public Works Engineering Division commented that the subject lot is connected to municipal water and sewer.
<i>(c) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;</i>	The Area Manager of the Nova Scotia Department of Public Works commented that they have no concerns regarding this criterion.
<i>(d) the adequacy of the dimensions and shape of the lot for the intended use;</i>	The subject lot is 27,433 square feet in size, which meets the minimum lot area for Highway Commercial (HC) zone. In addition, the Development Officer

	<p>commented that they had no concerns regarding the adequacy of the dimensions and shape of the lot, provided all required setbacks, separation distances, and buffering are met.</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, provided all required setbacks, separation distances, and buffering are met.</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 majority of the subject lot appears to be flat and is not located within the Dykelands layer. No waterbodies or wetlands are shown on the mapping for the lot. According to the West Hants Municipal Climate Change Action Plan (MCCAP, 2013), the lot falls within the simulated extent of probable coastal flooding due to climate change.</p> <p>Staff note that the proposed business would operate within the existing building at 2037 Highway 1, Falmouth and no new structures are proposed, except for the outdoor run fences. Under the climate change scenario, much of the Falmouth coastal area may experience some level of flooding. Property owners are responsible for ensuring that their lot is suitable for the proposed uses.</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 C – Public Information Meeting Notes and Public Correspondences

December 10, 2025

Rezoning 2037 Highway 1, Falmouth (PID 45242112)

Meeting date and time	A Public Information Meeting was held on December 10, 2025, beginning at 6:00 p.m. The meeting was broadcast live on the Municipal YouTube Channel.
Attending	<p>In attendance for the meeting:</p> <p>One (1) Chair: Councillor John Smith</p> <p>Two (2) Councillors:</p> <ul style="list-style-type: none"> • Councillor Jim Ivey • Councillor Bonnie Smith <p>Three (3) members of staff:</p> <ul style="list-style-type: none"> • Senior Planner Dunphy • Planner Hong • Planning Assistant Lake <p>8 members of the public.</p>
Applicant Bradley Eaglestone Property PID 45242112	Planner Hong outlined the application to rezone the subject lot to rezone the subject property to Highway Commercial (HC) and amend the text of the West Hants Land Use By-law to permit a pet grooming and boarding facility.
Comments	<p>Comments from the public could be submitted by mail, e-mail and telephone between December 10 - 24, 2025.</p> <p>Staff received 23 written submissions during the comment period.</p> <p>3 member of the public spoke during the Public Information Meeting.</p> <ul style="list-style-type: none"> • Jenna Holloway, resident of Windsor, expressed support for this application. Jenna mentioned that the applicant and his business are wonderful for the community and animals, and expanding this business will continue to support the local community.

	<ul style="list-style-type: none"> • Ron MacNei, a local resident, expressed that this is a great idea and asked about whether the trail would be protected. • Laura Mosher, resident of Martock, expressed support for this proposal. Laura further commented on the proposed amendments to Section 5.20 (a) (iv). Concerned with the wording, as owner of any adjacent dwelling might not always be the same owner (ex. someone moves out/in). She suggested to change the wording to be “unless written permission is given by the owner of the dwelling at the time of approval or permitting.” • Susan Bredner, resident of Three Mile Plains, expressed support for this application and commented that the proposal’s proximity to highway is good. Susan stated that the community is turning into a ‘bedroom community’ so for people who want to board their dogs while they are at work, this is an ideal location. The community is also expanding more to seniors, who often go on vacation and want their dogs taken care of while they are away. There are many dogs in The Crossing development, and it would be great to have a reliable place to board them, giving residents more freedom, and making the community more desirable.
Adjournment	The Public Information Meeting was adjourned at approximately 6:17 p.m.

See Public Correspondence Next page

Public Email Responses Submitted for the Application

(Staff's reply in purple)

Nov 17, 2025

From: Juleanna Freeman

To: Will Hong

Subject: Support Letter from Darrell Church

Good afternoon Will,

Please find attached a letter of support from Darrell Church for inclusion in our rezoning application.

Kind regards,

Juleanna Freeman

See Attached Letter Next Page

November 5, 2025

To Whom It May Concern,

My name is **Darrell Church**, and I am the owner of the property located at [redacted]
[redacted] I am the immediate neighbour [redacted] of 2037
Trunk 1, Falmouth, NS, B0P 1P0.

I understand that there is a "**Commercial Highway**" rezoning application under consideration to allow a **doggy daycare and dog boarding facility** at the neighbouring property. I am writing to formally express my **support** for this proposed rezoning.

If you require any further information or wish to discuss this matter, I can be reached at [redacted]

Yours truly,

(Signature)
Darrell Church

Darrell Church
Nov. 17, 25

Nov 25, 2025

From: Corine Moug

To: Will Hong

In response to this notification below

I would definitely support the change in order to make it possible for this business to open there. This is a greatly needed resource here in West Hants. It will give much needed support to the pet owner community who sometimes have to drive in to Halifax for services, making it difficult for seniors and persons without cars, and also the revenue would stay in the local area. I am in full support.

Thank you

Corine Moug

Nov 25, 2025

From: Christina Weagle

To: Will Hong

Good Morning Mr Hong

I trust this email finds you well. I am writing today in response to the recent request put forward to rezone 2037 Highway 1 to allow for Highway commercial from General commercial in order to permit a dog grooming and boarding business within the existing structure.

The economic positives to doing so are as follows:

- Creates jobs 15-20 positions

- A work environment governed by a professional who has spent his entire life s passion on the well being, training, showing and breeding of some of the most desired Poodles, not to mention one who was selected to go on and become a service dog, our area has ever seen.

- An Entrepreneur who brings positivity to our community and has won consecutive awards year over year showing pride and passion, reliability and trust in his artistry

- A greener approach to climate, right now there are no overnight boarding locations within the Windsor limits. The drive to any of the available locations is 10 minutes plus adding to the carbon footprint we are trying to minimise. The dog industry has taken a huge up tick over the past 10 years. To think Windsor would not want to capitalize on this opportunity lead by an Entrepreneur of this caliber would lead me to ask what are the underlying issues stopping this from happening truly are.

Falmouth Farm market is an extremely busy business and has not caused traffic issues.

Living in the Falmouth area myself and being from the dog community , this type of business is one where clients could partake in Obedience and behaviour classes to ensure a positive outcome for all walkers, not just those with dogs. As society shifts towards more and more support k9'S the need for this type of opportunity is becoming more and more a need not a luxury. Lets put the skills of a genuine individual to work for the community and allow this rezoning to happen.

We are constantly asking ourselves why we cannot grow as a community, lets show a script change and not make this over complicated. I fully support this rezoning and if it does not happen, my understanding of our council, the municipality and the ability to make sound choices and changes will be negatively impacted and once again I ll have to ask myself, what are we doing in this municipality and who's pockets are we actually protecting. I pay an exuberant amount of property taxes and can t tell you what I actually get for them. Lets give this business a chance to show we can do great things and make our small community thrive within.

Cheers and have a fantastic day

Christina Weagle

Nov 26, 2025

From: Terra Wearing

To: Will Hong

Good morning,

We received the notice about the rezoning of 2037 Hwy 1. We own the property beside it and run a dental clinic. Can you confirm that there will be no implications that would impact us with this rezoning?

Thanks,

Terra

Terra Wearing, CPHR

Regional Manager, Business Operations

Ahluwalia Dental Group

Nov 26, 2025

From: Will Hong

To: Terra Wearing

Good morning, Terra,

Thanks for your email. I can confirm that the applicant is proposing to rezone the property to Highway Commercial (HC) to allow a dog grooming business and daycare business (including an outdoor dog run at the rear).

This rezoning request does not have any direct impact on your property or the business you are operating. The application applies only to the subject property and does not impose new requirements or changes on adjacent parcels. However, as with any rezoning, there may be some indirect impacts on neighbouring properties, such as potential changes in traffic or noise level. Staff will be conducting a thorough review to ensure the request meets all applicable policy criteria at a later stage.

If you have any specific questions or concerns about the proposal, I encourage you to attend the Public Information Meeting on December 3 at 6 pm, where you will have the opportunity to ask questions directly to the applicant and staff.

Regards,

Will

December 3, 2025

From: Melissa Bailey-O'Hara

To: Will Hong

Regarding rezoning 2037 Highway 1, Falmouth (PID 45242112)

Good morning Will,

I'm sending in an email in regards to the rezoning of 2037 Highway 1, Falmouth.

My name is Melissa Bailey-O'Hara and I own Farmhouse & Fields Dog Daycare, a dog daycare business in Canning, Kings County.

I'm writing to say that the rezoning should be allowed.

My business is just strictly dog daycare, where dogs come daily: but not overnight.

I get messages and calls pretty much every second day from dog owners looking for a facility to board their dog while they are away.

I direct them to other Valley boarding facilities but they too are also full or don't offer what services are needed.

Location is perfect for this business because most people travelling from the Valley are going by Falmouth. Whether they're driving to the airport or out of province, stopping in Falmouth to drop their dog off is extremely convenient. Not to mention locals who would also take advantage of what the business would offer.

Employment is another advantage. Through my business I have had the chance to employ young people that were looking for jobs. Finding jobs that are animal related is hard for young people that haven't started their secondary schooling in something specific.

The people coming to the area to drop off and pick up their dog also brings more business to the area. Whether they're stopping for lunch, supper, a snack. Stopping at stores in the area to shop.

The benefit to the dog owners locally is huge as well. Daycare provides such a relief for owners of dogs. At the end of the day the owner has a dog that has been physically and mentally challenged, tired, and ready to relax. These dogs are better behaved, have less anxiety, and not a problematic dog.

The benefits to having a facility like this in the area are substantial. The need is there and the benefits are great.

Thanks for your time,

Melissa

December 3, 2025

From: Cory Walker

To: Will Hong

Good afternoon Will, we were very happy to hear that Big Fur Grooming is moving into the area. It will be wonderful to have another business bring new customers to our area. Bradley has done amazing work in his pervious location in Windsor and it will be nice to have his positive energy and business plan in the area. With everything Bradley has planned it will be a great addition to the Falmouth Business area with increased employment and an amazing place to bring our pets. We here at the farm market hope everything works out for Bradley and we look forward to having his business in the community. Take care and thanks for your time.

Cory Walker

Falmouth Fruit and Vegetable Company

Owner/General Manager

December 3, 2025

From: Dave Regimbald

To: Will Hong

Subject: Big Fur Grooming

I personally think it's a great idea to live the business somewhere safer for me to bring my dogs. The parking at the old location was horrible and dangerous. The size of the shop was also horrible for customers turn around.

In any case. I wholly support zoning changes to what ever needs to be done to support The Big Fur in this transaction. The business is local, supports local and will no doubt increase jobs in the area as well as bring business to the area.

Dave Regimbald

December 3, 2025

From: Leanne Lake

To: Will Hong

Subject: The Big Fur

Please see attached my letter of support for rezoning for The Big Fur

Thank you

Leanne Lake

See Attached Letter Next Page

December 3, 2025

Will Hong
Planning Department
Municipality of West Hants
Windsor, NS B0N 2T0

Dear Mr. Hong

RE: The Big Fur Rezoning

I am writing in support of the rezoning of 2037 Hwy 1, Falmouth to accommodate The Big Fur in allowing a dog grooming, day care and boarding within the existing structure.

Bradley's business is essential to our community. He provides a service in West Hants that is desperately needed. He will bring employment opportunities to our community as well as services that we would otherwise need to go to other counties to get.

I use his current services and am very please by his professionalism and knowledge of his craft. Seeing him expand his business would be a credit to the West Hants Municipality. To have this award winning business expanding their interests in our community is something to be proud of.

I, therefore, am asking you to consider the rezoning from General Commercial to Highway Commercial.

Thank you for your time.

Sincerely,

Leanne Lake

[REDACTED]

Current Big Fur Client

December 3, 2025

From: Manjula Devaraj

To: Will Hong

Re : PID 45242112

Rezoning from General Commercial to Highway Commercial

I am writing to express my strong support for the application to change the zoning for this PID from GC to HC for The Big Fur Dog Grooming and Boarding business.

This rezoning is crucial as it promises to provide substantial economic benefits to our community by creating numerous job opportunities for local citizens. Additionally, Bradley, a highly regarded groomer and dog trainer, offers an essential service that caters to our dog-loving community's needs.

I wholeheartedly endorse this initiative and trust that our municipality will recognize the potential for economic growth and community development it brings. Bradley's commitment to the Windsor Falmouth area is evident through his active involvement and support for local events.

I am eager for the rescheduling of this evening's session, as I wish to attend and show my support for Bradley and contribute to realizing this vision.

Thank you for your time and consideration.

Manju

December 3, 2025

From: Terry Dearman

To: Will Hong

Subject: The Big Fur

This would be a great place for a grooming shop and boarding place. It would be great for the area of Falmouth and Windsor and surrounding areas. I can't think of a better place.

Yours truly,

Terry Dearman

December 3, 2025

From: Teri-Lynn Brown

To: Will Hong

Dear Mr Hong,

I am writing today in support of the proposed rezoning application for 2037 Highway #1 in Falmouth. The Big Fur has been my grooming shop of choice since its inception and the growth potential of the shop, combined with Bradley's natural enthusiasm makes the new location a boon for any and all local businesses. He will pull new clients to the Falmouth area and everyone will benefit.

He'll also be creating jobs on a number of fronts - more groomers, trainers, daycare staff, kennel staff, and operational roles just to name a few.

Long story short - the rezoning of this location is a win for all involved and will bring fresh energy to the area.

Thank you for your time.

Sincerely,
Teri-Lynn Brown

December 3, 2025

From: Tatum Smiley

To: Will Hong

Hi

I'm writing to express my excitement for the future spot of Big Fur.

It will be a wonderful addition to West Hants and it is truly needed in our community.

There is no place close enough for kennelling our dogs and I'd trust no one else to care for them.

Thanks for your time.

Tatum Smiley

December 3, 2025

From: Elizabeth Manuel

To: West Hants Planning <planning@westhants.ca>

To whom it may concern,

Establishing a dog grooming business in the Falmouth area would provide a valuable and convenient service for local pet owners. The community has a strong need for accessible grooming that supports pets' health through regular coat care, nail maintenance, and overall hygiene. A dedicated grooming facility with proper on-site parking would make visits easier and more comfortable for owners, especially those managing larger dogs or multiple pets. Offering a clean, safe, and well-organized space with reliable safe parking would greatly enhance the experience for residents and fill an important service need in the Falmouth area.

Sincerely yours,

Elizabeth Manuel

December 4, 2025

From: Jillian Dollimont

To: Will Hong

Subject: Rezoning-Big Fur

A note of support for The Big Fur's rezoning request. A dog business in that location would be a wonderful addition to our community.

December 4, 2025

From: Christine Mclsaac

To: Will Hong

Dear Mr. Hong and Members of the Rezoning Committee,

I am writing on behalf of my husband and I to express our support for the proposed rezoning of 2037 Highway 1 from General Commercial (GC) to Highway Commercial (HC) to allow The Big Fur Grooming Shop and The Barkshire Club to operate at this location.

As local residents, we can say firsthand that it is very difficult to find reliable boarding care and grooming appointments in our area. This business would fill a much-needed gap by providing safe, professional, and high-quality services for pet owners. Currently, decent boarding services and grooming services by trusted providers are very busy and often don't accept new clients.

This rezoning would also bring economic benefits, create jobs, and make productive use of an existing structure. The proposed use aligns well with Highway Commercial zoning and would be responsibly managed.

I strongly support this application and hope the committee will approve the rezoning.

Thank you for your consideration.

Sincerely,

Christine McIsaac and Shane Johnston

December 4, 2025

From: Cathy Caulfield

To: Will Hong

Dear Mr. Hong,

I would like to express my hope that Bradley Eaglestone will be able to open his grooming business in Falmouth which will require rezoning. There is certainly a need for the services he provides. I have taken my dog to different groomers and without a doubt, Brad is the best, most professional groomer my dog has ever had. Bradley has extensive knowledge of dogs, all kinds and has a definite gift for dealing with dogs. His business will certainly bring in needed commercial activity to our area as well as create jobs. So many people have dogs now and they are such important members of our families. Bradley Eaglestone provides a much needed service to our dogs. Please do everything you can to bring him to Falmouth. Thank you.

Cathy Caulfield

Extremely satisfied customer

December 4, 2025

From: Lorraine Price

To: Will Hong

I am aware of a dog grooming and boarding kennel going before your next meeting. I have one concern with noise for surrounding residents . Dogs that are being boarded over night will be barking how will noise be felt with. I can see this being a gr...

(Note from staff: the rest of the message was cut off by the system, as the sender entered the entire message content in the subject line)

December 4, 2025

From: Grace Burt-Dykstra

To: Edith Rick

I am writing to support the rezoning of 2037 Highway 1, Falmouth from General Commercial to Highway Commercial to facilitate the operation of a dog grooming, dog boarding and doggy daycare business within the existing structure.

Positive points to consider are the increased commercial activity and revenue within the municipality which will generate revenue, job creation of both immediate and long term positions, and the revitalization and utilization of an existing structure are all positive points.

The Big Fur Grooming Shop, although not in business for a long period of time, has demonstrated a strong sense of community and involvement in community activities and always demonstrates professionalism when dealing with all they come in contact with.

The Big Fur has participated in Community Parades and has demonstrated a true Community Spirit by donating efforts to non profits in the Community and it is anticipated that this involvement would only grow with an expansion of the Business.

In summary, the rezoning does align with community needs, brings positive growth and certainly fosters the development of true Leadership within the West Hants Business Community.

Thank you for taking your time to read and absorb the points that I have made in support of the rezoning.

Edith Rick,

Cheverie, NS

December 4, 2025

From: Ashley Hingley

To: Will Hong

Good evening,

I would like to write a brief letter of support for The Big Fur Grooming Shop and hopefully the new Barkshire Club . We as a region need a safe and dependable pet service provider and one that will also be very professional. These are our babies just like kids and if anyknow Bradley knows that his fur babies are his life. Falmouth is a rapidly growing community and the need is here and now. But not only for the community but to help with the economic growth by generating increased commercial activity and revenue for the municipal region. I also would like to point out that it will bring much needed jobs to this community not only in the long term but short term as well. Having all these areas covered in one spot would be amazing as a pet owner. It is very frustrating to have to go to multiple places for these operations . The Big Fur has always been a long supporter of our community here in West Hants. I for one would love to see this dream come true for them. You wont get anyone more professional , responsible community member then Bradley and his team.

If you have any question please feel free to reach out to me at [REDACTED]

Ashley Hingley

Pet owner and Chair of The Windsor and District Food Bank

December 5, 2025

From: Marie Sherman

To: Will Hong

Hello Will,

I am writing to you in support of the proposed change from General Commercial (GC) to Highway Commercial (HC), at 2037 Highway 1, Falmouth, on behalf of The Big Fur Grooming Shop. I feel that if this change is approved, this would be a wonderful opportunity for the community. This location is perfect for Bradley's grooming shop and dog boarding/daycare. Close enough to town for easy access but also in an area more appropriate for multiple dogs, as this area would allow the proper space needed for a business of this type.

Thank you for your time,

Marie Sherman

December 10, 2025

From: Robert Young

To: Will Hong

Sir

I support a dog grooming/boarding business in Falmouth NS

This will be an assist to the community and provide employment.

Thank you

Robert Young



Falmouth NS

December 12, 2025

From: Heidi Brommit

To: Will Hong

Hi Will, I met Bradley the other day and he asked I write a quick letter of support regarding their new location and opening of a dog daycare/boarding facility. My partner and I own the house directly across the street, [REDACTED]. We are very supportive of this idea as long as noise is not too out of control, of course dogs bark we have 3 of our own that can sometimes be a bit loud themselves. Not sure what else to say other than I hope they are able to move forward with their business plans!

Thank you!

Heidi Brommit

December 19, 2025

From: Josh Smith Challand

To: Will Hong

Hello,

I am writing in Support of the rezoning initiative for the big fur grooming shop in Falmouth.

My name is Josh Smith Challand and I am the new owner of the building for Readers haven bookstore in Windsor.

I have come to know Bradley and the team at the Big fur. Not only are they extremely knowledgeable and professional in their pet care services, but are an incredible asset to our community. They work with students in the high school, they look out for neighbors, have become involved in many town initiatives and community building events.

I think we should all be proud to support local businesses as they grow and expand. We are very excited to see it happen and think this expansion will bring a lot to our community.

Josh Smith Challand

-----**End of all submitted public correspondences**-----



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information X	Recommendation <input type="checkbox"/>	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: _____
Kari Fougere, Acting Director of Planning and Development

Date: 2025-01-08

Subject: 2025 Development Activity in West Hants Regional Municipality

LEGISLATIVE AUTHORITY

N/A

RECOMMENDATION or DECISION REQUEST

This report is being provided for information purposes only.

BACKGROUND

Property X	Public Opinion <input type="checkbox"/>	Environment X	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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The purpose of this report is to provide the Committee with an overview of major land use planning and development activity in 2025. The report summarizes key metrics related to planning applications, subdivisions, new residential units, and permits, and highlights notable trends affecting growth within the municipality.

DISCUSSION

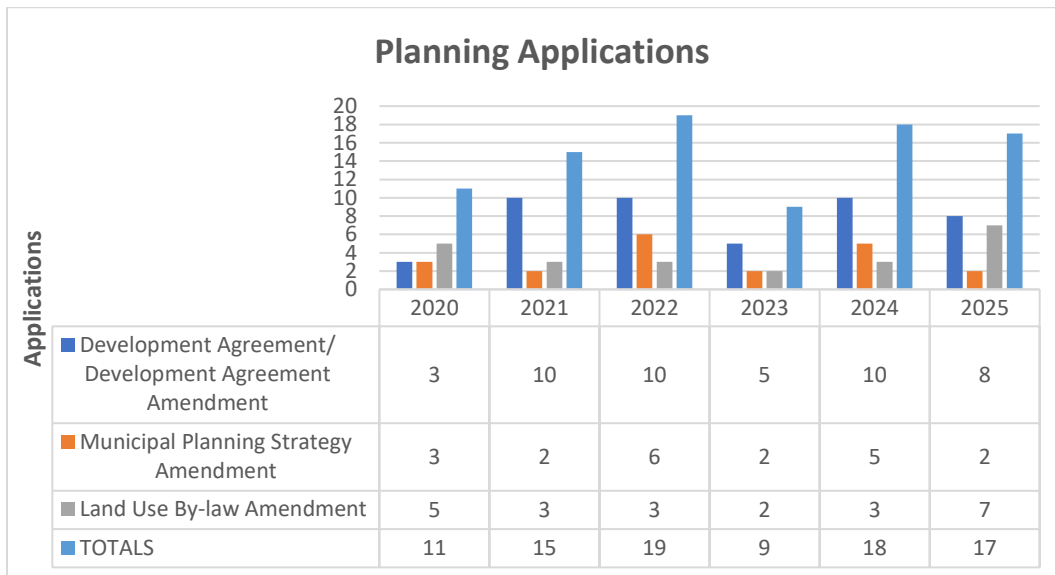
In 2025, West Hants Regional Municipality experienced continued development activity with a strong emphasis on residential growth. Planning applications as well as as-of-right developments supported the creation of new housing units. While activity remained consistent with recent years, processing volumes reflected ongoing housing demand, pressure on municipal infrastructure, and evolving policies and regulations.

Planning Applications:

Throughout 2025, the Planning and Development Department received a total of 15 completed planning applications, many of which we’re brought forward for recommendation and approval to PAC/HAC and Council. Planning applications include development agreements, development agreement amendments (substantive and non-substantive), land use by-law amendments (rezoning and text amendments) as well as municipal planning strategy amendments. The department can also accept and process amendments to the subdivisions by-laws, however this is not reflected in the chart below as the department has not processed an amendment in the last 5 years. This is not atypical as amendments to the subdivision by-law are rarer, as this by-law is largely influenced by provincial regulations.

Also not represented in the table was a single site plan approval application that was approved in early 2025 for a new large format retail store in Windsor. This was the first site plan approval completed post-consolidation.

As shown in the chart below, planning application have remained steady over the last 5 years. Applications typically take 6-8 months from intake to final decision by Council; however, this timeline varies based on the complexity of the application. For example, many development agreements can take longer as they often require more detailed studies, negotiations, and reviews.



Subdivision Activity:

In 2025, there were approximately 54 subdivision applications for final subdivisions with approximately 66 new lots created from 37 of those applications. Several of the subdivision applications were for consolidation or boundary adjustments and therefore did not result in a

new lot being created. These numbers are approximate as our TownSuite Permitting software system does not currently track all subdivision applications as in early 2025 there were several applications that were not recorded digitally into the system. In 2026, the department plans on updating subdivision filing and tracking using the TownSuite software to be able to better analyze subdivision data year over year.

3 Hantsport (2 new lots), 3 in Windsor (2 new lots) and the remaining 48 in West Hants (62 new lots). It is also worth noting that there were two tentative approvals for 52 additional lots in Windsor and Falmouth. Additionally, \$90,425 was paid to the municipality as cash in lieu of dedicating parkland.

These newly created lots will enable development and building permits and will contribute to future growth in the upcoming years.

Permit and Housing Unit Activity:

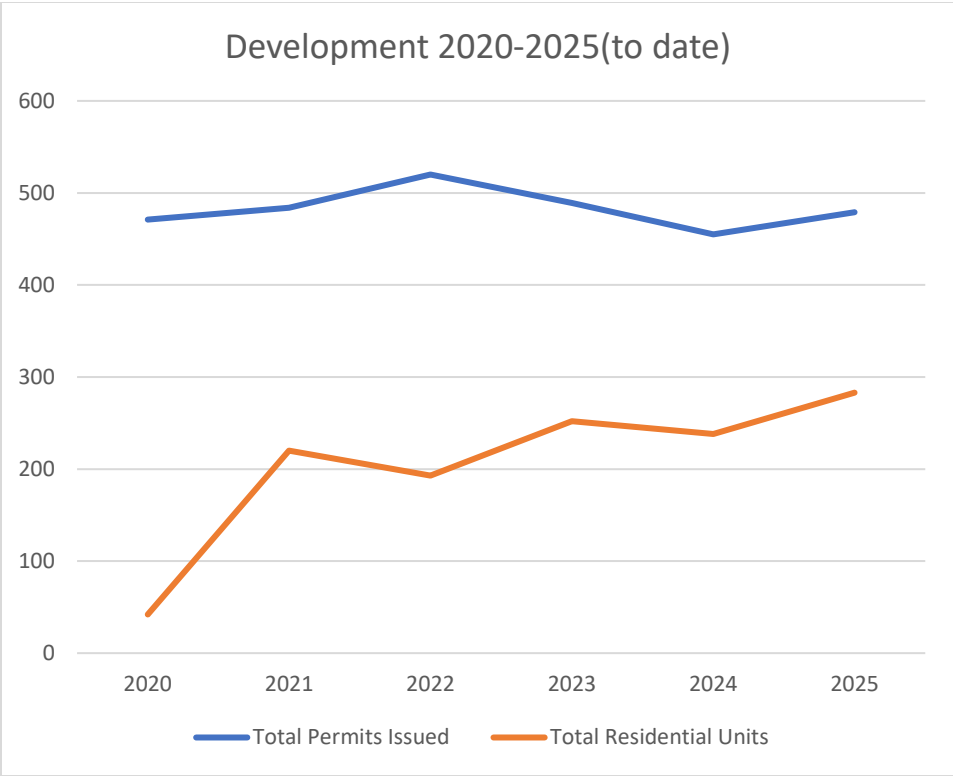
Building permit activity in 2025 reflected the implementation of previously approved planning applications as well as increased development opportunities through recent Municipal Planning Strategy and Land Use By-law amendments that allow greater density as-of-right, with permits issued for 283 new residential dwelling units. Permit volumes indicate steady construction activity and progress towards translating planning approvals into delivered housing, increased employment and commercial opportunities within the municipality.

As shown in the charts below, there has been a steady increase in new residential units coming on board in WHRM since 2020. Residential growth continues to be the main type of growth in the municipality, with some commercial and industrial activity. Industrial activity, as well as increased value of construction, is largely attributed to wind farm developments. There was a distinct jump in construction value in 2025, and this was largely attributed to wind turbine permits valued at \$45,000,000.00. The total value of construction without the wind turbines is \$166,229,000.00.

In terms of new residential units, most new units were for single detached housing (49%) and apartments (41%) with the remaining being new duplex/semi-detached units (10%).

Development and Building Permit Data: 2020-2025 (As of December 30th, 2025)						
Year	2020	2021	2022	2023	2024	2025
Residential	215	245	294	255	258	252
Other residential	205	187	175	171	128	178
Commercial	27	27	27	28	35	22
Industrial	3	7	4	7	9	4
Institutional	5	6	8	6	7	11
Agriculture	14	8	8	17	14	12
Other	2	4	5	5	4	0

Total Permits Issued	471	484	520	489	455	479
Total Residential Units	42	220	193	252	238	283
Total Est. Value of Construction	\$32,658,053	\$67,372,050	\$60,326,938	\$148,731,636	\$75,000,346	\$211,229,000



Major Projects:

The Department is still undertaking a comprehensive Plan Review to update and consolidate its planning documents, reflecting changes in environmental, social, and economic conditions. This initiative encompasses the communities of Hantsport, Windsor, and West Hants, each previously governed by separate planning strategies and land use by-laws.

This major project includes:

- Document Consolidation:
 - Merge the planning documents of Hantsport, Windsor, and West Hants into a unified framework.
- Policy Updates:

- Revise policies to address current and anticipated environmental, social, and economic trends.
- Public Engagement:
 - Incorporate community feedback to ensure the revised planning documents align with residents' needs and aspirations.

Recently the drafts have been made publicly available and shared with stakeholders for final feedback prior to being presented to PAC/HAC and Council. The goal is to wrap up the project in 2026 and begin the implementation of the new plans.

Another major project the Department is working on is the Housing Accelerator Fund (HAF). In March 2024, the municipality entered into an agreement under HAF, securing over \$1 million to eliminate barriers to housing development. Department is playing a crucial role in implementing 7 initiatives to enable diverse housing forms and densities, streamline permit approvals, identifying underdeveloped land, and review bylaws to remove barriers to housing development. One of the initiatives is complete, 4 are complete and the final 3 are being wrapped up in early 2026. The Public Works Department are using additional funds to complete an Integrated Resource Plan which will help inform future decision making around development and infrastructure within the municipality.

Anticipated Development:

With the continuing increase in residential units since 2020, it is reasonable to assume the municipality will continue to see over 200 new units per year especially with the steady number of planning applications coming in year-over-year. There are several active development agreements in place, especially for new residential developments, that are either under construction and not fully built-out or have not commenced yet. These development areas could see activity within the next 5-10 years.

The department has also seen an increase in interest in construction non-market affordable housing units within the municipality; constructed by the province or through support from CMHC or provincial programs. The department hopes to see this trend continue and hopes to continue to explore ways the municipality can support these initiatives.

In July 2025, a progress report to Council from Planner Will Hong demonstrated the impacts of recent Housing Accelerator Fund initiatives on housing development. The report demonstrated the almost immediate impact of the project on housing, including increased development activity from greater density as-of-right amendments. The Department anticipates this as a continuing trend in the community.

Population Growth:

In 2023 the municipality completed a Housing Needs Report which identifies current and future housing needs and any gaps in housing supply. The report also details high-level population projections. The report states that the municipality grew by 3% between 2016-2021 (based on the 2021 Federal Census data) and states that the Finance and Treasury Board (FTB) estimates

projects that municipality will grow by 4% between 2022-2027. The 2021 census recorded a population of 19, 509 and an average household size of 2.3 persons per household. At a 4% increase in the population between 2022-2027, the municipality could expect that the population could grow to approximately 20,300 people, with approximately 150 newcomers per year.

The municipality plans to update the Housing Needs Report in 2026-2027 as a requirement of the Housing Accelerator Fund agreement, and at that time new data will be available. Ideally this report will include up to date population statistics from the May 2026 Federal Census, however this will be dependent on data availability.

NEXT STEPS

N/A

FINANCIAL IMPLICATIONS

N/A

ALTERNATIVES

N/A

ATTACHMENTS

None.

Report Prepared by: _____
Kari Fougere, Acting Director Planning and Development

Report Reviewed by: _____
William Overholt, Development Officer

Report Reviewed by: _____
Alex Dunphy, Senior Planner

9.0 File Updates

Staff Review

9.1 File #24-22 Development Agreement: 411 King Street, Windsor Phase 2 (Alex Dunphy)

This is a development agreement application for Phase 2 of the residential development at 411 King Street, Windsor. The first phase is already approved and is for 18 stacked townhouse units on the site of the old Baptist church. The second phase is a 7-storey, 60-unit apartment building on the land behind the church. The Public Information Meeting was held on November 6, 2024. Alex is processing feedback from inquires and working with the developer to address that feedback before he brings this file forward to the PAC/HAC.

9.2 File #25-23 Development Agreement: PID 45003266, Three Mile Plains (Alex Dunphy)

This is a development agreement application to permit 150 dwelling units across three multi-unit buildings on the south part of the lot. The Public Information Meeting was held on October 8, 2025, with 25 members of public in attendance. Several comments were made about stormwater, flooding, infrastructure capacity and traffic impact. Staff are processing the feedback from the public and working with the developer on the draft development agreement to address the concerns raised from public correspondence.

First Readings / Public Hearings

9.3 File #25-22 Rezoning: 5988 Highway 215, Kempt Shore (Will Hong)

This is an application to rezone the subject property from Rural Commercial (RC) to General Resource (GR) to construct a single-unit dwelling. The property was the former site of a Credit Union which has since been demolished. The Public Information Meeting for this file was held on October 8, 2025, and the PAC/HAC voted in favour of this application on November 13, 2025. Council held First Reading on November 25, 2025, and the Public Hearing and Second Reading will be held on January 27, 2026.

9.4 File #25-07/11/12 Development Agreement and Rezoning: PIDs 45055241, 45190386, and 45366457 Wentworth Road/Cole Drive, Windsor (Alex Dunphy and Will Hong)

This is an application containing multiple requests. It is being considered in three parts: a development agreement, a rezoning, and a redesignation. The development agreement is to

permit a large-format retail store and several smaller retail stores on PIDs 45439098, 45190386 and 4505528 off Cole Drive, Windsor. The development agreement also includes land transfers and easements for both the applicant and the municipality. The rezoning and redesignation set the foundation for future residential development by the applicant. The Public Information Meeting was held on March 5, 2025, and staff did not receive any comments during the public comment period. PAC/HAC voted in favour of this application on November 13, 2025. Council held First Reading on November 25, 2025, and the Public Hearing and Second Reading will be held on January 27, 2026.

9.5 File #25-21 Rezoning: PID 45038510 Highway 14, Windsor Forks (Alex Dunphy)

This is an application to rezone PID 45038510 Highway 14, Windsor Forks, from Rural Commercial (RC) to General Resource (GR) with the intent to subdivide for low-density residential use. The Public Information Meeting was held on September 3, 2025. No questions or comments were received during the public comment period. The applicant recently informed staff that they may wish to retain a portion of the lot as Rural Commercial (RC). PAC/HAC voted in favour of this application on November 13, 2025, noting that a response had not yet been received from the local Fire Chief. Staff have not received a response from the Fire Chief and are seeking alternative methods for inquiry response. Council held First Reading on November 25, 2025, and the Public Hearing and Second Reading will be held on January 27, 2026.

9.6 File #25-20 Rezoning: PID 45285103, Old Walton Rd, Upper Burlington (Will Hong)

This is an application to rezone PID 45285103, Old Walton Rd, Upper Burlington, from Open Space (OS) to Institutional (I) and amend the text of the West Hants Land Use By-law (WHLUB) to allow day care centres as a permitted use within the Institutional (I) Zone. This application was submitted by CAO Mark Phillips on behalf of Council. The property currently belongs to the Municipality. The intent is to donate the property to the Hants Shore Childcare Association so they may establish a daycare centre. The Public Information Meeting was held on September 3, 2025, and PAC/HAC voted in favour of this application on October 9, 2025. First Reading was held on October 28, 2025, and the Public Hearing and Second Reading were held on November 25, 2025. Council voted in favour of this application and a notice of approval was placed in the paper on December 5, 2025, initiating the 14-day appeal period. An appeal has been received, and staff are working with the municipal solicitor and the Nova Scotia Regulatory and Appeals Board (NSRAB) on the appeal process.

9.7 File #25-18 Development Agreement: Bear Lake Wind Farm Revised (Kari Fougere)

This is a development agreement application to permit 7 wind turbines in the Vaughan/Upper Vaughan area. This application was previously submitted under previous MPS policy and

withdrawn; the applicants have resubmitted a new, revised, application to be considered under new MPS Policy. The Public Information Meeting was held on May 21, 2025, and several members of the public were in attendance. All comments received at the meeting and during the comment period were included in the staff report. PAC/HAC considered this item on July 10, 2025, where the majority voted in favour of this application. The Committee made a separate motion with additional items for Council to consider. First Reading was held on July 22, 2025, and Public Hearing and Second Reading were held on September 23, 2025. Council did not vote in favour of this application. The applicant has appealed Council's decision and staff are working with a lawyer and the Nova Scotia Regulatory and Appeals Board (NSRAB) on the appeal process. The Appeal Hearing is scheduled for late January 2026.

ACTIVITY REPORT

For Month of November 2025-11-30

Type	Nov 2024			Nov 2025		
	Permits	Units	Value of Construction	Permits	Units	Value of Construction
Single Family	17	12	3,569,774	13	6	1,958,783
Duplex/Semi	2	3	367,500	0	0	0
Apartments	0	0	0	1	21	3,675,000
Other Residential	9	1	368,500	9	0	260,000
Commercial	3	3	620,000	2	0	19,000
Industrial	0	0	0	0	0	0
Inst & Gov	0	0	0	0	0	0
Agriculture	0	0	0	3	0	588,000
Other	0	0	0	0	0	0
Total	31	19	4,925,774	28	27	6,500,783
Year To Date	428	222	72,195,246	462	224	200,736,483
Demolition	2	2		2	1	
Sign Permits	0			2		
Sub Applications	9	13 (Lots Requested)		3	6 (Lots Requested)	

ACTIVITY REPORT

For Period 2025-12-01 to 2025-12-31

Type	<i>Previous Period</i>			<i>Current Period</i>		
	Permits	Units	Value of Construction	Permits	Units	Value of Construction
Single Family	10	4	506,300	9	7	2,748,517
Duplex/Semi	1	3	300,000	0	0	0
Apartments	2	8	900,000	4	50	7,484,000
Other Residential	9	0	235,500	2	0	45,000
Commercial	3	1	779,300	1	0	75,000
Industrial	0	0	0	0	0	0
Inst & Gov	1	0	9,000	1	2	140,000
Agriculture	1	0	75,000	0	0	0
Other	0	0	0	0	0	0
Total	27	16	2,805,100	17	59	10,492,517

Demolition	1	0		0	0	
Sign Permits	0			0		
Sub Applications	7	68 (Lots Requested)		5	12 (Lots Requested)	