


Public Hearings and Notices

Notice of Adoption - By-Law to Amend Land-Use By-Law 26-06, 26-07

Details

 Published: 26 June 2026

Second Reading and Adoption of the below by-laws took place on June 24th, 2026 at a Regular Council meeting.

By-law to Amend the Land Use By-law 26-06

- To rezone PID 25236910, 20 McFarlane St., Springhill from Lower Density Residential (RLow) Zone to the Multi-unit Residential (RMul) Zone.

By-law to Amend the Land Use By-law 26-07

- To rezone a portion of PIDs 25137878 & 25137852, Hwy 2, Southampton adjacent to 8931 Hwy 2 from Country Residential (RCou) Zone to the County Commercial (CCou) Zone.
- Add section 11.5.2 (a.1) Abattoir as a permitted as-of-right use.
- Add section 11.5.6 Abattoirs shall be permitted granted the use is accessory use to a Butcher Shop and is limited to 10 animals units permitted on the property.

Any aggrieved person, the Provincial Director of Planning, or the Council of any adjoining municipality may, within fourteen days of the publishing of this notice, appeal to the Nova Scotia Regulatory and Appeals Board (1-855-442-4448 / board@novascotia.ca) in accordance with the provision of the Municipal Government Act.

For a copy, please click here: [By-laws - Municipality of Cumberland](#) For further information, please call 902-667-1142, 1-888-756-6262 (toll free), or email clerk@cumberlandcounty.ns.ca

Peter McCracken

Deputy CAO / Municipal Clerk



**Council
Second Reading
Date of Meeting: June 24, 2026**

To: Mayor Gilroy and Members of Council
Submitted By: Glen Boone, Director of Development and Planning
Date Submitted: June 18, 2026
Subject: **Second Reading – By-law to Amend the Land Use By-law 26-07 to rezone a portion of PID 25137878 and PID 25137852, to add abattoir as a permitted use in the Country Commercial Zone with a special requirement limiting the scale of the abattoir permitted.**

Origin: On April 28 an application to rezone a portion of PIDs 25137878 & 25137852, located at 8931 HWY 2 Southampton, herein referred to as the Subject Property, to Country Commercial (CCou) Zone from Country Residential (RCou) Zone to enable the re-development of an old abattoir and the development of a Butcher Shop.

PID	Location	Current Zone	Proposed Zone	Proposed Use
A portion of PIDs 25137878 & 25137852	Southampton	Country Residential (RCou)	Country Commercial (CCou)	Abattoir and Butcher Shop

Legislative Authority: MGA PART VIII PLANNING AND DEVELOPMENT

Policy 5-30: Council shall, on the zoning map of the Land Use By-law, initially apply the Country Commercial Zone to existing rural commercial uses, and the Country Residential Zone to definable clusters of residential development and areas at the fringe of serviced communities where rural residential development with smaller lot sizes would be appropriate.

Policy 5-35: Council shall consider proposals to rezone lands in the Resource Designation to any other zone permitted in that designation. Council shall not approve such a rezoning unless Council is satisfied:

Policy 4-35 Council shall, through the Land Use By-law, permit small- scale keeping of livestock as an accessory use in the Country Residential Zone, Country Commercial Zone, Rural Resource Zone, Agriculture Zone, Recreational Residential Zone, Wellfield 3B Zone, and on large lots in the Lower Density Residential Zone.

Recommendation: That Council approve Second Reading of By-law to Amend the LUB 26-07 to:

- **Rezone a portion of PIDs 25137878 & 25137852 to Country Commercial Zone and**
- **Add Abattoir as a permitted use in the Country Commercial Zone (Section 11.5.2(a.1))**
- **Add special requirement limiting the scale of abattoir permitted and requiring the use be accessory to a Butcher Shop (Section 11.5.6)**

Background: The subject property, located in Southampton, is currently zoned Country Residential. This zoning was assigned in the initial zoning assignment of 2018 as Country Residential, based on adjacent properties being used residentially and based on the proximity to community amenities such as Fire Services, proximity to a major highway, and the local post office. It is important to note, in the 2018 zoning assignment, properties would have been assigned a Country Commercial Zoning as opposed to Country Residential based on existing commercial operations. While the abattoir facility existed prior to the 2018 zoning assignment, when land use inventory was being conducted to support the zoning assignment, the abattoir was not in operation which resulted in the property not being identified as commercial. Other than the existing butcher shop and abattoir building, there currently exists a single unit dwelling on the property, which is the primary residence of the proponent.

Currently, the area is largely residential in nature, however given the rural nature of Southampton and the proximity to the post office and fire hall, this is an area that has a relatively higher travel load and acts as a village core for the Southampton Community. These village/community cores are often suitable for commercial establishments providing goods and/or services to the community, as it acts to “meet people where they’re at”. Furthermore, consideration to the abattoir structure was taken into consideration when the residential properties were developed, as ample visual screening from the Subject Property was maintained on the residential properties.

The proponent is looking to reopen a previously existing abattoir in Southampton, to serve a community need for local abattoirs and works to help address food security issues. The proponent intends to sell the processed meat to locals as well as to sell the meats on a commercial/wholesale basis. The operational set is becoming increasingly common and popular among local butchers, as it allows for a more ethical and humane dispatching (killing) of animals.

Discussion: Traditionally an abattoir would not be an appropriate use for a residential community due to odor and noise concerns impacting existing residential properties. Given the general rural nature of the community, residents are accustomed to a certain level of agricultural and farmland use in the area, as there are existing animal pastures in the area. Furthermore, the proposed abattoir would be accessory to the butcher shop, making the main use a commercial use, as opposed to being heavily agricultural in nature. Pasturing of up to 10 cattle on the site would currently be permitted as an accessory use under the Country Commercial Zoning through



Council
Second Reading
Date of Meeting: June 24, 2026

section 5.8 of the LUB which permits keeping 10 animal units or less on a property. The abattoir would also be an accessory use because it is subordinate and incidental to the main use, the butcher shop. Having an abattoir close to the butcher shop allows for a less stressful and more humane dispatching (killing) of the animals and creating higher quality of locally sourced meat. The proponent owns a farming operation in which an abattoir would be permitted to be located, however this property provides a more centralized location for rural residents to access the commercial component of land use and allows for dispersing community food resources to rural communities such as Southampton and beyond. In order to ensure the abattoir operation remains accessory to the main commercial use and to prevent the abattoir from becoming a second main use, the proposed special requirement in the Country Commercial Zone would restrict the scale of operation, ensuring there are no more animals on the property than what is already permitted as household livestock under the existing zoning and/or under the proposed Country Commercial Zoning.

This serves a large need in the farming community. There is currently limited abattoirs in the area, Dickies Meats being one of the few abattoirs in the county and is a very busy operation. Farmers who are not sending their cattle to be locally processed are required to send cattle to New Brunswick, PEI or greater Nova Scotia for processing. Further to supporting the farming community, this also supports food security in Cumberland County by providing locals with high quality, homegrown meats at a fair price. By providing food service to the local residents, it makes sense for the butcher shop, and by association the abattoir, to be located in a community core area.

Financial Implications: No direct financial implications or costs to the Municipality.

Environmental Implications: No environmental concerns at this time directly related to the Municipality. The applicant/owner will be required to obtain approvals from Provincial authorities in respect to septic system for staff washroom and any waste from the business processing related to the abattoir and butcher shop.

Community Engagement: A Public Hearing was duly held in accordance with the MGA, on June 17, 2026. A notice was placed on the Municipal website two weeks prior to the scheduled date and a planning notice sign was posted on the property.

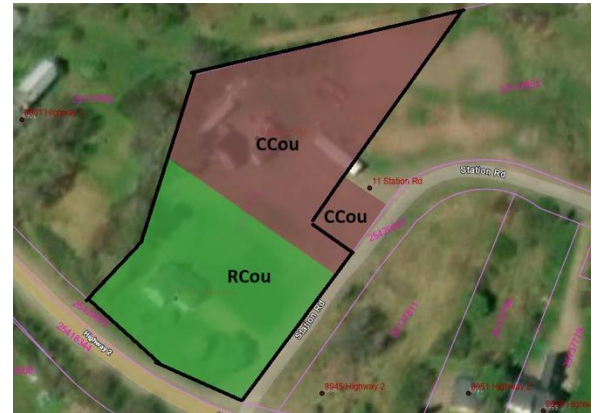
Prior to the hearing, a member of the public contacted staff to gain more information on the proposed development. The resident was concerned that the property owner's transportation company would also be located on the subject property. Staff mailed a copy of the first reading package to the resident. They did not raise any concerns towards the appropriateness of the abattoir and butcher shop use. No members of the public spoke or attended the public hearing. The proponent attended the hearing, they had no additional comments for Council.

Attachment A: Proposed Amendments

- Schedule A amended to show a change in zoning (see below).



**changes
to**



- Add 11.5.2 (a.1) Abattoir as a permitted as-of-right use.
- Create section 11.5.6 abattoirs shall be a permitted use, granted the use is accessory use to a Butcher Shop and is limited to 10 animal units on the property.

Attachment B: Aerial and Site Photos



Attachment C: Policy Review

The below policy review provides an interpretation of relevant policies of the LUB and MPS. The below policies set out the legislative authority for amending the LUB and guides the development.

MPS Policy 4-35 Council shall, through the Land Use By-law, permit small-scale keeping of livestock as an accessory use in the Country Residential Zone, Country Commercial Zone, Rural Resource Zone, Agriculture Zone, Recreational Residential Zone, Wellfield 3B Zone, and on large lots in the Lower Density Residential Zone.
Comment:
As the policy permits the keeping of small-scale livestock within the Country Residential Zone, the proponent is permitted, as-of-right, to keep approximately under 10 animal units on their property. 1 cattle equals 1 animal units, meaning 10 cattle are permitted on the land as an accessory use.

Policy 5-30: Council shall, on the zoning map of the Land Use By-law, initially apply the Country Commercial Zone to existing rural commercial uses, and the Country Residential Zone to definable clusters of residential development and areas at the fringe of serviced communities where rural residential development with smaller lot sizes would be appropriate.
Comment
This policy explains the rationale for the Country Residential Zone. In 2018, the structure existed on the property, but because the former abattoir was not in operation, it was not identified as commercial use. Considering the close similarities between the Country Commercial Zone and the Country Residential zone, it would be appropriate to rezone the land to County Commercial (CCou), as the as the operation would render the property in best alignment with the CCou Zone.

Policy 5-35: Council shall consider proposals to rezone lands in the Resource Designation to any other zone permitted in that designation. Council shall not approve such a rezoning unless Council is satisfied:	
Requirement:	Comment
(a) if the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104;	No
(b) the proposed change is not prohibited by any other policy in this Plan;	Not prohibited

(c) the purpose of the proposed zone, as described in the respective policy creating that zone, is consistent with the location and characteristics of the lands and with the proposed use of the lands;	Is consistent
(cA) the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards; and [CHG-506]	Not premature
(d) the proposal meets the general criteria for amending the Land Use By-law, set out in Policy 6-19	Criteria met, see below

MPS 6-19 Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal;	
Requirement:	Comment:
<i>(a) Is consistent with the intent of this Municipal Planning Strategy</i>	Consistent with MPS
<i>(b) Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.</i>	Does not conflict.
<i>(c) Is not premature or inappropriate due to:</i>	
<i>(i) The ability of the Municipality to absorb the public costs related to the project.</i>	No public costs associated with the project.
<i>(ii) Impacts on existing drinking water supplies, both private and public</i>	NSECC ensures no impacts to groundwater which provides the source for local private, is created by this development, as the proposed use is listed under the “Activities Designated Regulations “ section of the Environment Act. The proponent will need to obtain approval from NSECC. This is enforced at the permitting stage. The proposed development is not within any proximity to existing public water supply areas.
<i>(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and</i>	The Development requires an on-site sewage system, which is permitted and regulated by NSECC. The owner is responsible for ensuring adequate OSS and water services is provided for the site are adequate for the proposed use.

sewage services	
(iv) <i>The creation of any excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal</i>	No concerns toward excessive traffic hazards or congestion.
(v) <i>The adequacy of fire protective services and equipment;</i>	Fire Services are adequate.
(vi) <i>The adequacy and proximity of schools and other community facilities.</i>	The proposed development is located in a ribbon development community. In close proximity to Fire Services and the Local Post Office. This beneficial as the commercial component of his proposal is able to take advantage of existing local traffic
(vii) <i>The creation of a new or worsening of a known pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses.</i>	No concerns towards erosion or watercourse siltation.
(viii) <i>The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i>	Effluent is required to be managed on site. Proper Effluent system must be established by the operator prior to operation. This would be regulated under the Meat Inspections Act and the Environment Act.
(ix) <i>Impacts on sensitive environments, as identified on Schedule B</i>	Property is not identified as a sensitive environment on Schedule B.
(ixA) <i>Impacts on wildlife corridors</i>	No wildlife corridors noted to be impacted.
(x) <i>Impacts on known habitat for species at risk</i>	No identified impacts to at-risk species.
(xA) <i>risks presented by geohazards</i>	No geohazards identified.
(xi) <i>the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to</i>	Site is currently suitable under Municipal Standards. Abattoirs are a designated activity under the NS Environment Act that requires approval from NS ECC. The Municipality is not responsible for the

<p><i>utility right-of-way</i></p>	<p>enforcement of the Environment Act, therefore it is the responsibility of the property owner and operator to obtain the proper approvals from NSECC.</p>
<p><i>(xii) negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.</i></p>	<p>No negative impacts to the existing residential community. This may change subject to public input received at the public hearing stage. This business has the potential to benefit the local farming industry by meeting local needs for abattoirs and providing an additional source for locally grown meats for residents in the area.</p>



Committee of the Whole
Public Hearing
Date of Meeting: June 17, 2026

To: Mayor Gilroy and Members of Council
Submitted By: Glen Boone, Director of Development and Planning
Date Submitted: June 9, 2026
Subject: Public Hearing – By-law to Amend the Land Use By-law 26-06 to rezone PID 25236910, located at 20 McFarlane St., Springhill from the Lower Density Residential (RLow) Zone to the Multi-unit Residential (RMul) Zone.

Origin: On March 05, 2026, planning staff received an application from Springhill Baptist Church to rezone PID 25236910, located at 20 McFarlane Street, Springhill, from Lower Density Residential (RLow) zone to the Multi-unit Residential (RMul) zone to enable the development of two triplex buildings on the subject property.

Table with 5 columns: PID, Location, Current Zone, Proposed Zone, Proposed Use. Row 1: 25236910, Springhill, Lower Density Residential (RLow) Zone, Multi-unit Residential (RMul) Zone, Muti-unit dwellings.

Legislative Authority: MGA PART VIII PLANNING AND DEVELOPMENT

MGA Section 205: Requirements for Adoption of Planning Documents

MPS Policy 5-35 Council shall consider proposals to rezone lands in the Residential designation to any other zone permitted in that designation. Council shall not approve a rezoning unless council is satisfied;

- (a) If the proposed change is not prohibited by any other policy in this Plan;
(b) The purpose of the proposed zone as described in the respective policy creating that zone, is consistent with the location and characteristics of the lands and with the proposed use of the lands
(c) The proposal meets the general criteria for amending the land use bylaw, set out in Policy 6-19.

Recommendation: No motions to consider at the Public Hearing Stage.



**Committee of the Whole
Public Hearing
Date of Meeting: June 17, 2026**

Background: The subject property, located in Springhill on McFarlane Street, is 1576sqm of vacant land in the Lower Density Residential (RLow) Zone. The subject property is located in a primary residential area, adjacent to various other residential zones. As the property is located in Springhill, water and wastewater services are available for the proposed development, subject to approval from the MCC Public Works Dept.

The proponent is looking to rezone the property to Multi-unit Residential, to enable the development of two 3-unit buildings, totaling 6 dwelling units on the property. Each unit is intended to be a one-bedroom unit, approximately 400sqft (37.2 sqm) in size. Each unit will have a 7'x7' resin shed and a small deck on the front and back end of the units. The proponent is proposing designated parking stalls for each unit. Parking stalls are intended to be 6m in width, exceeding the required 2.5m in width. The stalls were designed intentionally large as the units are intended to accommodate senior living. While the units are not exclusively designated for seniors, the units are designed especially for senior living.

Discussion: The Multi-Unit Residential Zone, once in effect, would allow the proposed development through site plan agreement. A site plan agreement allows staff to make additional or varying existing development requirements to reflect a site-specific context. A site plan agreement, once signed by the property owner, is subject to a 14-day appeal period. Residents within 30m of the proposed development will be mailed notice of the proposed site plan, on receipt of said notice, the appeal period commences. Appeal for a site plan agreement must be due to a conflict with policy and are heard by Council.

The parking requirement for the proposed use would require 7 parking spaces, however as the parking space accommodates the residential units and would be large enough to accommodate additional parking if needed, staff would vary the parking requirements to allow 6 spaces as opposed to 7 spaces, at the site plan agreement stage.

The proposed use addresses an important housing need in Springhill, housing specifically for seniors. As previously mentioned, while the units are not exclusive to senior residents, they are intentionally designed with seniors in mind. This project increases the supply of housing that provides an independent level of care to senior, as an alternative to fully assisted living facilities, while accommodating and addressing some of the barriers to aging in place. Staff feel not only this rezoning is appropriate, but the proposed development is also important for supporting the diversification of housing stock in Springhill.

Overall, the location is very walkable to the downtown core and community amenities such as groceries, a pharmacy and community recreation facilities.

Financial Implications: The redevelopment of the property will result in a property re-assessment. Further to the potential property tax implications, creating housing specifically



**Committee of the Whole
Public Hearing
Date of Meeting: June 17, 2026**

designated to senior residents allow residents to “downsize” their home, which can result in an increase in housing supply market for Springhill.

Environmental Implications: No environmental concerns at this time. The site will be service with Municipal water and sewer. All storm water will be directed to the street stormwater system.

How Will It Be Communicated: This public hearing was advertised in accordance with the MGA. A Notice was placed on the Municipal Website on June 2, 2026, two weeks prior to the scheduled date. Furthermore, a notice was placed in The Chronicle Herald on June 6, 2026 and a Planning Notice Sign was placed on the property.

A member of the public contacted staff to obtain further information on the proposed development and to inquire about the time and date of the public hearing. No input or concerns were provided to staff at this time.

Alternatives: N/A

Attachments:

- Attachment A: Zoning Map Change**
- Attachment B: Aerial and Street Images**
- Attachment C: Concept Site Plan**
- Attachment D: Concept Floorplan and Elevations**
- Attachment E: Policy Review**

Attachment A: Zoning Map Change



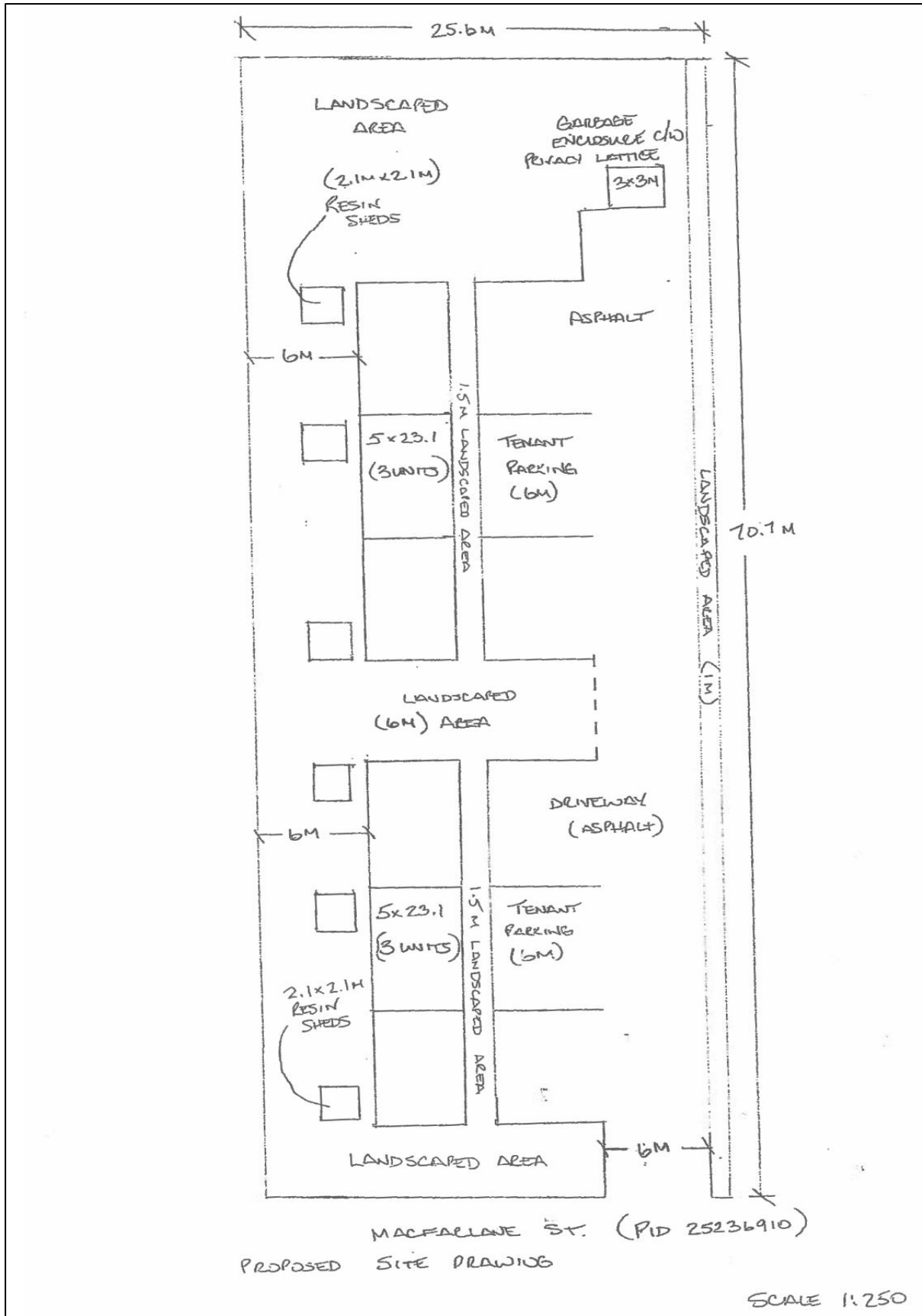
Changes to



Attachment B: Aerial and Street Images



Attachment C: Concept Site Plan and Elevations



Attachment D: Concept Floorplan and Elevations



Attachment E: Policy Review

The following is an analysis of the MPS policies which enable the rezoning of the subject property and the LUB requirements for permitting the proposed development.

MPS Policy 5-9 Council shall consider proposals to rezone lands in the Residential Designation to any other zone permitted in that designation. Council shall not approve the rezoning unless council is satisfied.	
Requirement	Comment
<i>(a) The proposed change is not prohibited by any other policy in this plan.</i>	Not prohibited
<i>(b) the purpose of the proposed zone is consistent with the location and the characteristics of the lands;</i>	Proposed zone consistent with location and characteristics of the lands.
<i>(c) The Proposal meet the general criteria for amending the Land Use Bylaw, set out in Policy -19</i>	Criteria met, see analysis below

MPS 6-19 Council shall not amend the Land Use By-law or approve a development agreement unless Council is satisfied with the proposal;	
Requirement	Comment
<i>(a) Is consistent with the intent of this Municipal Planning Strategy</i>	Yes, rezoning is consistent.
<i>(b) Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.</i>	Does not Conflict
<i>(c) Is not premature or inappropriate due to:</i>	
<i>(i) The ability of the Municipality to absorb the public costs related to the project.</i>	No public costs related to project.
<i>(ii) Impacts on existing drinking water supplies, both private and public.</i>	Site is to be serviced by central MCC Water. No concerns at this time.
<i>(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services</i>	Site has existing connections to Municipal Central Water and Sewer. No concerns

	regarding adequacy of capacity at this time.
<i>(iv) The creation of any excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal</i>	No anticipated traffic concerns at this time. The property has an existing driveway that is suitable for the proposed use. There is a potential for driveway location to shift slight, MCCDPW has reviewed the request on a preliminary basis, and has not noted any concerns with the proposed driveway shift. There may be a requirement for infrastructure
<i>(v) The adequacy of fire protective services and equipment;</i>	Fire and protective services are adequate.
<i>(vi) The adequacy and proximity of schools and other community facilities.</i>	Within walking distance to many community amenities, located along Main Street Springhill.
<i>(vii) The creation of a new or worsening of a known pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses.</i>	No pollution problems worsened by the proposed development.
<i>(viii) The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i>	No changes to the building footprint are proposed, therefore there are no changes anticipated with respect to the Stormwater drainage on the site.
<i>(ix) Impacts on sensitive environments, as identified on Schedule B</i>	No sensitive environments identified.
<i>(ixA) Impacts on wildlife corridors</i>	None identified.
<i>(x) Impacts on known habitat for species at risk</i>	None identified
<i>(xA) risks presented by geohazards</i>	None identified
<i>(xi) the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility right-of-way</i>	Site is suitable, site is not located within a watercourse buffer or coastal elevation.
<i>(xii) negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could</i>	No anticipated negative impacts towards existing businesses in the surrounding community.



**Committee of the Whole
Public Hearing
Date of Meeting: June 17, 2026**

<i>place limits on existing operational procedures.</i>	
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LUB 13.4.1 Where a zone permits grouped dwellings, multi-unit dwellings, or townhouse dwellings by site plan approval, the Development Officer shall approve a site plan where the requirements of this Land Use By-law and the following matters have been addressed:	
Section	Comment
Blank walls shall not be permitted at grade along any street frontage.	No blank walls are located along street.
Except for those located below a height of 1.8 metres, decks shall not be permitted within 10 metres of any lot line adjacent to a single-unit dwelling, duplex dwelling, or two-unit dwelling existing at the time of site plan approval application	Any decks proposed would be located below the 1.8m height requirement.
All utility equipment shall be enclosed within a building or screened from the street. Utility equipment includes, but is not limited to, utility boxes, meters, and air compressors.	Compliance shown in Site plan
Enclosed facilities for solid waste shall be provided for the use of residents. These facilities shall accommodate the number of waste stream collection (e.g. garbage, compost, recycling) provided in the municipality at the time of permitting. These may be provided as a central collection point or, where appropriate, individual facilities for each dwelling unit.	Compliance shown in Site plan
Adequate access shall be provided to the solid waste collection facilities.	Compliance shown in Site plan



**Committee of the Whole
Public Hearing
Date of Meeting: June 17, 2026**

<p>Areas not used for structures, solid waste handling, automobile parking and circulation, or pedestrian walkways shall be landscaped. Such landscaping shall consist, at a minimum, of sod but may also include decorative grasses, trees, shrubs, flowers, mulch, fountains, ponds, and/or decorative pavers.</p>	<p>Compliance shown in Site plan</p>
<p>The primary entrance(s) of all dwelling units shall be connected to the nearest street right-of-way and to any adjacent active transportation route identified in a municipal active transportation plan by means of a barrier-free (accessible) pedestrian walkway at least 1.5 meters in width and paved with asphalt, concrete, bricks, or interlocking pavers.</p>	<p>Pedestrian connections will be provided within the Landscaped stripe, located between the residential units and the parking stalls. This requirement is deemed met.</p>

Notice of Public Hearings

Details

📅 Published: 02 June 2026

Wednesday, June 17, 2026 at 4 pm

Upper Nappan Service Center

(Visit cumberlandcounty.ns.ca to verify meeting schedule.)

By-law to Amend the Land Use By-law 26-06

·To rezone PID 25236910, 20 MacFarlane St., Springhill from Lower Density Residential (RLow) Zone to the Multi-unit Residential (RMul) Zone.

By-law to Amend the Land Use By-law 26-07

·To rezone a portion of PIDs 25137878 & 25137852, Hwy 2, Southampton adjacent to 8931 Hwy 2 from Country Residential (RCou) Zone to the County Commercial (CCou) Zone.

Hearing documents can be viewed at plancumberland.ca/hearings or by contacting our office at 902-667-1142. Public Hearings are open to the public. You may participate by submitting comments by email to: clerk@cumberlandcounty.ns.ca or by mail to: Planning Dept, Upper Nappan Service Centre, 1395 Blair Lake Rd, Upper Nappan, NS B4H 3Y4.

Peter McCracken

Deputy CAO / Municipal Clerk



To: Mayor Gilroy and Members of Council
Submitted By: Glen Boone, Director of Development and Planning
Date Submitted: May 11, 2026
Subject: **First Reading – Bylaw to Amend the Land Use By-Law 26-06 to rezone PID 25236910, located at 20 MacFarlane St., Springhill from the Lower Density Residential (RLow) Zone to the Multi-unit Residential (RMul) Zone.**

Origin: On March 05, 2026, Planning Staff received an application from Springhill Baptist Church to rezone PID 25236910, located at 20 MacFarlane Street, Springhill, from Lower Density Residential zone to the Multi-unit Residential (RMul) zone to enable the development of two triplex buildings on the subject property.

PID	Location	Current Zone	Proposed Zone	Proposed Use
25236910	Springhill	Lower Density Residential (RLow) Zone	Multi-unit Residential (RMul) Zone	Muti-unit dwellings.

Legislative Authority: MGA PART VIII PLANNING AND DEVELOPMENT

MGA Section 205: Requirements for Adoption of Planning Documents

MPS Policy 5-35 Council shall consider proposals to rezone lands in the Residential designation to any other zone permitted in that designation. Council shall not approve a rezoning unless council is satisfied;

- (a) If the proposed change is not prohibited by any other policy in this Plan;*
- (b) The purpose of the proposed zone as described in the respective policy creating that zone, is consistent with the location and characteristics of the lands and with the proposed use of the lands*
- (c) The proposal meets the general criteria for amending the land use bylaw, set out in Policy 6-19.*

Recommendation: THAT Council approve First Reading of By-law to Amend the Land Use By-law 26-06 to rezone PID 25236910, located at 20 MacFarlane St., Springhill from Lower Density Residential (RLow) Zone to the Multi-unit Residential (RMul) Zone, AND schedule a Public Hearing.

Background: The subject property, located in Springhill on MacFarlane Street, is 1576

sqm of vacant land in the Lower Density Residential (RLow) Zone. The subject property is located in a primary residential area, adjacent to various other residential zones. As the property is located in Springhill, water and wastewater services are available for the proposed development, subject to approval from the MCC Public Works Dept.

The proponent is looking to rezone to Multi-unit Residential, to enable the development of two 3-unit buildings, totaling 6 dwelling units on the property. Each unit is intended to be a one-bedroom unit, approximately 400sqft (37.2 sqm) in size. Each unit will have a 7'x7' resin shed and a small deck on the front and back end of the units. The proponent is proposing designated parking stalls for each unit. Parking stalls are intended to be 6m in width, exceeding the required 2.5m in width. The stalls were designed intentionally large as the units are intended to accommodate senior living. While the units are not exclusively designated for seniors, the units are designed especially for senior living.

Discussion: The Multi-Unit Residential Zone, once in effect, would allow the proposed development through site plan agreement. A site plan agreement allows staff to make additional or varying existing development requirements to reflect a site-specific context. A site plan agreement, once signed by the property owner, is subject to a 14-day appeal period. Residents within 30m of the proposed development will be mailed notice of the proposed site plan, on receipt of said notice, the appeal period commences. Appeal for a site plan agreement must be due to a conflict with policy and are heard by Council.

The parking requirement for the proposed use would require 7 parking spaces, however as the parking space accommodates the residential units and would be large enough to accommodate additional parking if needed, staff would vary the parking requirements to allow 6 spaces as opposed to 7 spaces, at the site plan agreement stage.

The proposed use addresses an important housing need in Springhill, housing specifically for seniors. As previously mentioned, while the units are not exclusive to senior residents, they are intentionally designed with seniors in mind. This project increases the supply of housing that provides an independent level of care to senior, as an alternative to fully assisted living facilities, while accommodating and addressing some of the barriers to aging in place. Staff feel not only this rezoning is appropriate, but the proposed development is also important for supporting the diversification of housing stock in Springhill.

Overall, the location is very walkable to the downtown core and community amenities such as groceries, a pharmacy and community recreation facilities.

Financial Implications: The redevelopment of the property will result in a property re-assessment. Further to the potential property tax implications, creating housing



Council
First Reading
Date of Meeting: May 27, 2026

specifically designated to senior residents allow residents to “downsize” their home, which can result in an increase in housing supply market for Springhill.

Environmental Implications: No environmental concerns at this time.

Community Engagement: If Council approves, a public hearing would be held on the above matter, at a future Council Meeting. In accordance with MGA Section 206, notices will be placed on the Municipal Website two weeks prior to the scheduled date. Furthermore, a notice will be placed in a locally circulated newspaper at least one week prior to the public hearing and a Planning Notice Sign will be placed on the property.

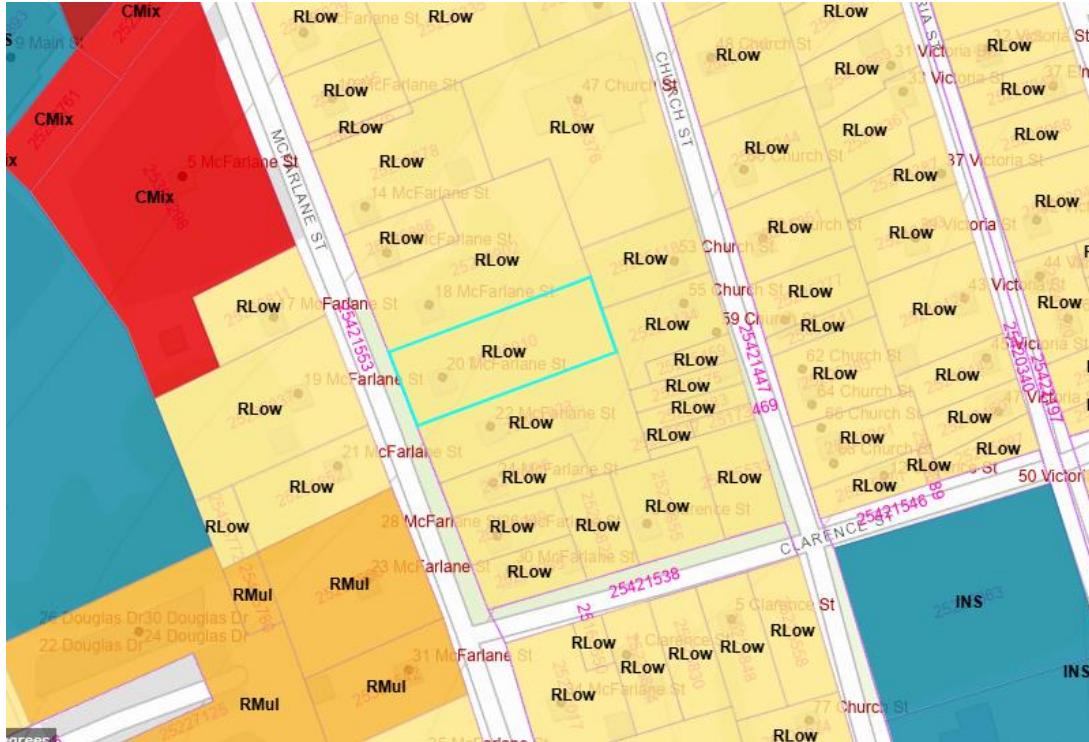
Alternatives:

- Council may defer the issue to a later date,
- Request further information or
- Reject the proposed amendment based on conflict with a policy in the Municipal Planning Strategy.

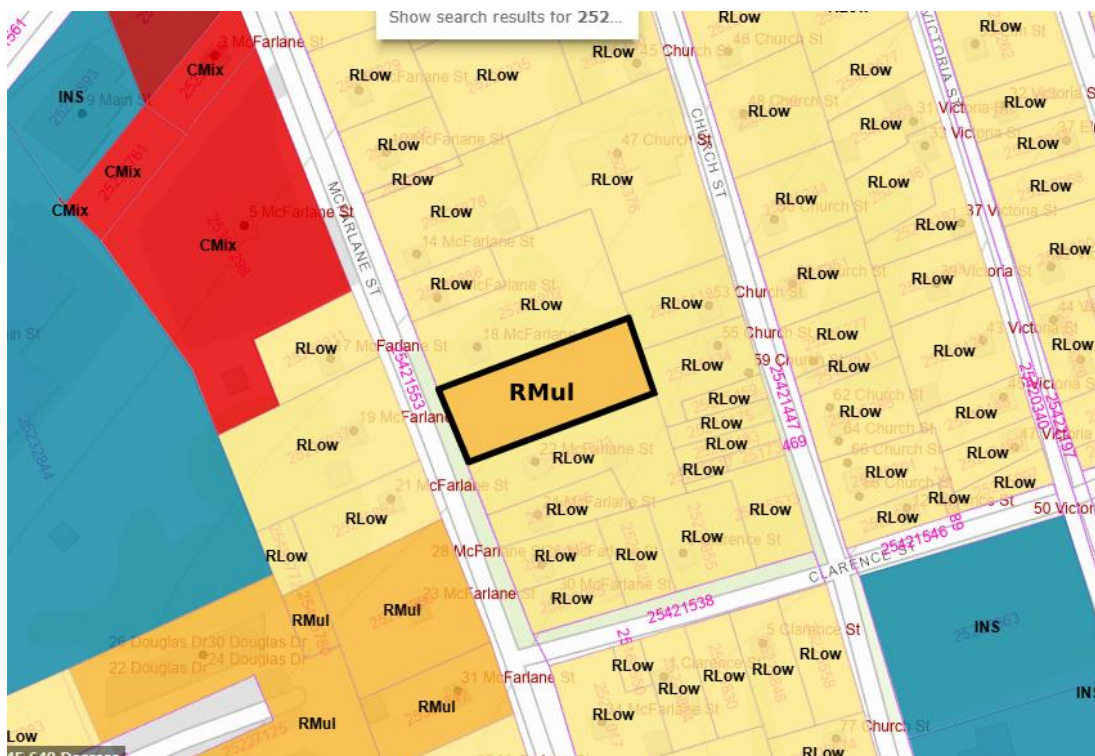
Attachments:

Attachment A: Zoning Map Change
Attachment B: Aerial and Street Images
Attachment C: Concept Site Plan
Attachment F: Policy Review

Attachment A: Zoning Map Change



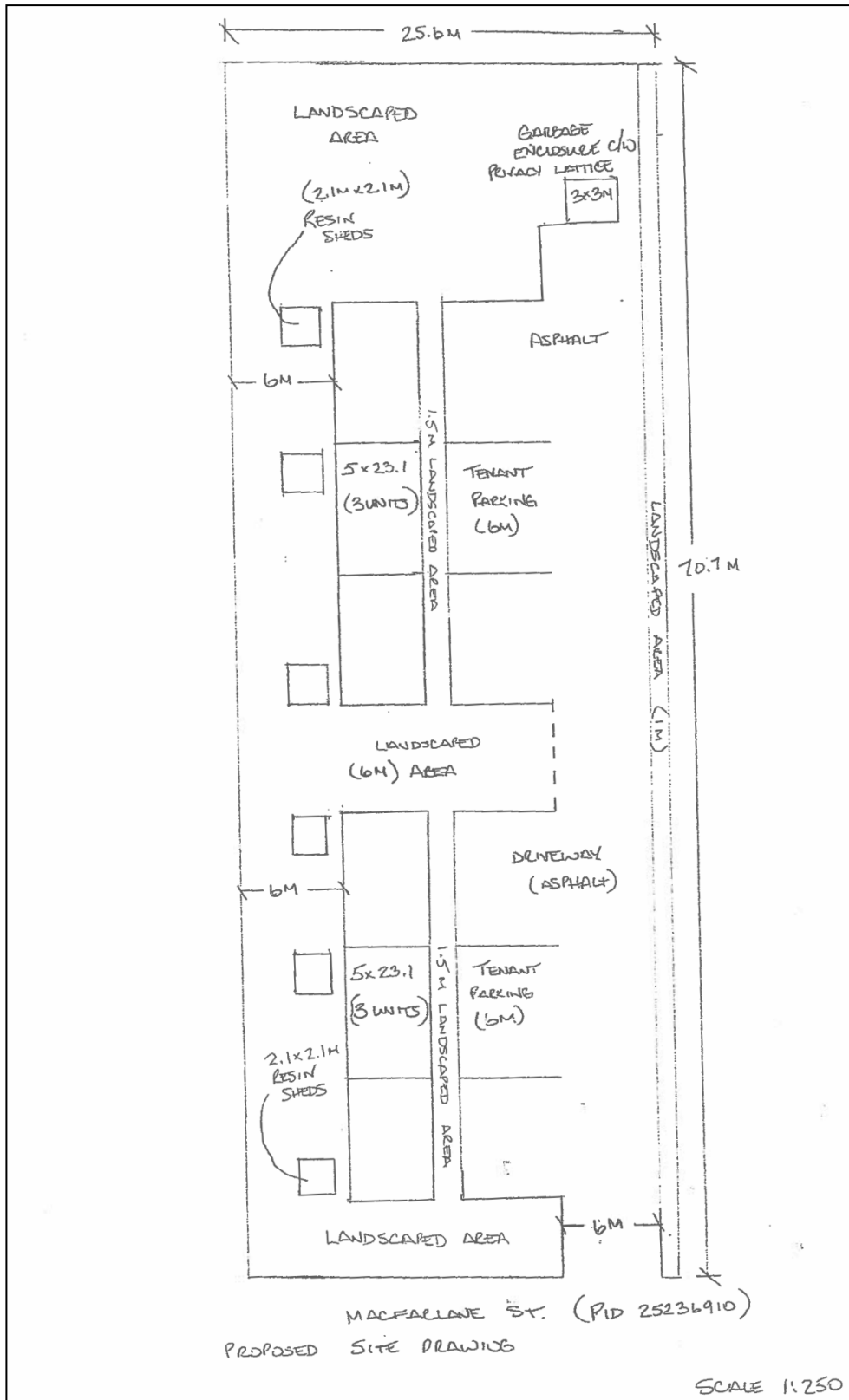
Changes to



Attachment B: Aerial and Street Images



Attachment C: Concept Site Plan and Elevations



The following is an analysis of the MPS policies which enable the rezoning of the subject property and the LUB requirements for permitting the proposed development.

MPS Policy 5-9 Council shall consider proposals to rezone lands in the Residential Designation to any other zone permitted in that designation. Council shall not approve the rezoning unless council is satisfied.	
Requirement	Comment
<i>(a) The proposed change is not prohibited by any other policy in this plan.</i>	Not prohibited
<i>(b) the purpose of the proposed zone is consistent with the location and the characteristics of the lands;</i>	Proposed zone consistent with location and characteristics of the lands.
<i>(c) The Proposal meet the general criteria for amending the Land Use Bylaw, set out in Policy -19</i>	Criteria met, see analysis below

MPS 6-19 Council shall not amend the Land Use By-law or approve a development agreement unless Council is satisfied with the proposal;	
Requirement	Comment
<i>(a) Is consistent with the intent of this Municipal Planning Strategy</i>	Yes, rezoning is consistent.
<i>(b) Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.</i>	Does not Conflict
<i>(c) Is not premature or inappropriate due to:</i>	
<i>(i) The ability of the Municipality to absorb the public costs related to the project.</i>	No public costs related to project.
<i>(ii) Impacts on existing drinking water supplies, both private and public.</i>	Site is to be serviced by central MCC Water. No concerns at this time.
<i>(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services</i>	Site has existing connections to Municipal Central Water and Sewer. No concerns

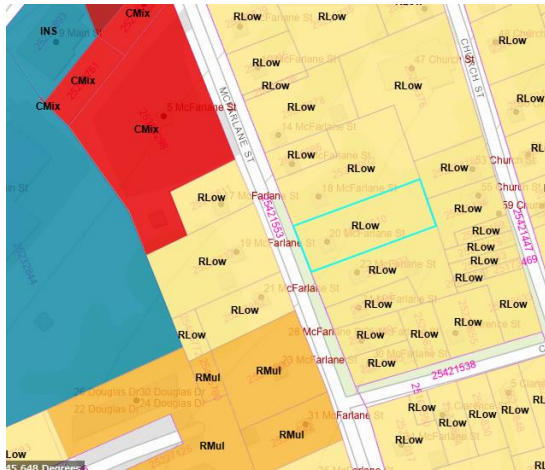
	regarding adequacy of capacity at this time.
<i>(iv) The creation of any excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal</i>	No anticipated traffic concerns at this time. The property has an existing driveway that is suitable for the proposed use. There is a potential for driveway location to shift slight, MCCDPW has reviewed the request on a preliminary basis, and has not noted any concerns with the proposed driveway shift. There may be a requirement for infrastructure
<i>(v) The adequacy of fire protective services and equipment;</i>	Fire and protectives services are adequate.
<i>(vi) The adequacy and proximity of schools and other community facilities.</i>	Within walking distance to many community amenities, located along Main Street Springhill.
<i>(vii) The creation of a new or worsening of a known pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses.</i>	No pollution problems worsened by the proposed development.
<i>(viii) The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i>	No changes to the building footprint are proposed, therefore there are no changes anticipated with respect to the Stormwater drainage on the site.

<i>(ix) Impacts on sensitive environments, as identified on Schedule B</i>	No sensitive environments identified.
<i>(ixA) Impacts on wildlife corridors</i>	None identified.
<i>(x) Impacts on known habitat for species at risk</i>	None identified
<i>(xA) risks presented by geohazards</i>	None identified
<i>(xi) the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility right-of-way</i>	Site is suitable, site is not located within a watercourse buffer or coastal elevation.
<i>(xii) negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.</i>	No anticipated negative impacts towards existing businesses in the surrounding community.

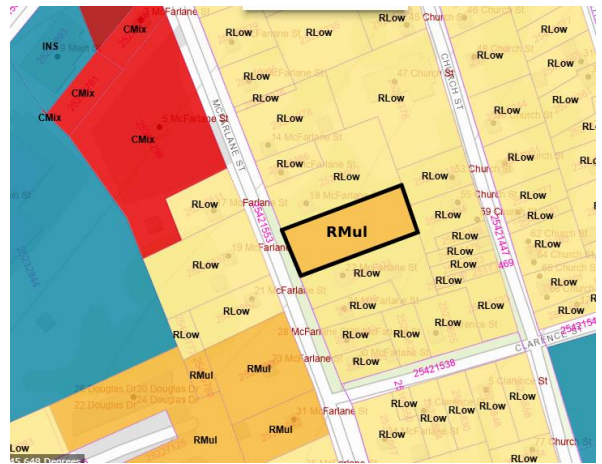
LUB 13.4.1 Where a zone permits grouped dwellings, multi-unit dwellings, or townhouse dwellings by site plan approval, the Development Officer shall approve a site plan where the requirements of this Land Use By-law and the following matters have been addressed:	
Section	Comment
Blank walls shall not be permitted at grade along any street frontage.	No blank walls located along street.
Except for those located below a height of 1.8 metres, decks shall not be permitted within 10 metres of any lot line adjacent to a single-unit dwelling, duplex dwelling, or two-unit dwelling existing at the time of site plan approval application	Any decks proposed would be located below the 1.8m height requirement.
All utility equipment shall be enclosed within a building or screened from the street. Utility equipment includes, but is not limited to, utility boxes, meters, and air compressors.	Compliance shown in Site plan

<p>Enclosed facilities for solid waste shall be provided for the use of residents. These facilities shall accommodate the number of waste stream collection (e.g. garbage, compost, recycling) provided in the municipality at the time of permitting. These may be provided as a central collection point or, where appropriate, individual facilities for each dwelling unit.</p>	<p>Compliance shown in Site plan</p>
<p>Adequate access shall be provided to the solid waste collection facilities.</p>	<p>Compliance shown in Site plan</p>
<p>Areas not used for structures, solid waste handling, automobile parking and circulation, or pedestrian walkways shall be landscaped. Such landscaping shall consist, at a minimum, of sod but may also include decorative grasses, trees, shrubs, flowers, mulch, fountains, ponds, and/or decorative pavers.</p>	<p>Compliance shown in Site plan</p>
<p>The primary entrance(s) of all dwelling units shall be connected to the nearest street right-of-way and to any adjacent active transportation route identified in a municipal active transportation plan by means of a barrier-free (accessible) pedestrian walkway at least 1.5 metres in width and paved with asphalt, concrete, bricks, or interlocking pavers.</p>	<p>Pedestrian connections will be provided within the Landscaped stripe, located between the residential units and the parking stalls. This requirement is deemed met.</p>

1. This By-law is titled “By-law to Amend the Land Use By-law 26-06”.
2. Schedule A of the Land Use By-law is hereby amended to reflect the change in zoning for PID 25236910, located at 20 MacFarlane St., Springhill, from the Lower Density Residential (RLow) Zone to the Multi-unit Residential (RMul) Zone.



Changes to



3. This By-law comes into force upon publication.

Clerk’s Annotation for Official By-law Book

Date of First Reading: _____

Date of Second Reading: _____

*Date of advertisement of Approval of By-law: _____

Date of mailing to Minister a certified copy of the By-law: _____

I hereby certify that this is a true copy of the By-law to Amend the Land Use By-law 26-06 approved by the Council the Municipality of Cumberland on _____.

Municipal Clerk:

Date:

*Effective date of By-law unless specified in the By-law