
To: Mayor and Council
From: Glen Boone, Director of Development and Planning
Date: June 25, 2026
Subject: **First Reading – By-law to Amend the Land Use By-Law 26-09 to rezone PID 25522483, located along HWY 368, West Wentworth from the Agricultural (AG) Zone to the Commercial Recreation (CRec) Zone.**

Origin: On May 13, 2026, planning staff received an application to rezone PID25522483, located along HWY 368, West Wentworth from Agricultural (AG) Zone to the Commercial Recreation (CRec) Zone to enable the development of a 4-cabin fixed roof overnight accommodation.

PID	Location	Current Zone	Proposed Zone	Proposed Use
25522483	West Wentworth	Agricultural (AG) Zone	Commercial Recreation (CRec) Zone	Fixed-Roof Overnight Accommodation (4 cabins)

Legislative Authority: MGA PART VIII PLANNING AND DEVELOPMENT

MGA Section 205: Requirements for Adoption of Planning Documents

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:

- (a) if the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104;*
- (b) the proposed change is not prohibited by any other policy in this Plan;*
- (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;*
- (cA) the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards; and [CHG-506]*
- (d) the proposal meets the general criteria for amending the Land Use By-law, set out in Policy 6-19.*

Recommendation: That Council approve First Reading of the By-law to Amend the Land Use By-law 26-09 to rezone PID 25522483, located along HWY 368 West Wentworth from Agricultural (AG) Zone to the Commercial Recreation (CRec) Zone, AND schedule a public hearing.

Background:

The subject land, located in West Wentworth, is 17100sqm of agriculturally zoned land. Currently the lot is not being used for agricultural purposes, as it is currently heavily wooded. The property is bound by Drennan Brook on the north side and the rear side of the property. The subject land was assigned an AG zoning based on the soil class of the surrounding area, however there is no evidence of Agriculture or farming operations existing on the property or adjacent to the property in recent times. The subject land is relatively close to some higher traffic tourism locations such as Ski Wentworth which is a 10-minute drive and the upcoming River Philip Golf Resort which will be a 20min drive from the subject lands.

The proponent is looking to develop 4 serviced cabins on the subject property, to create fixed-roof overnight accommodations to serve the travelling public. The accommodation will include parking facilities, walking paths, an outdoor gathering space with seating, individual hot tubs and decks for each cabin, and a shared sauna.

This proposal would support tourism in the area, providing accommodation for tourists using local amenities and visiting nearby tourism hotspots, such as hiking trails and the previously mentioned Ski Wentworth and River Philip Golf course.

Discussion:

Under the current AG zoning, the proposed uses would not be permitted, nor would they align with the intent of the AG zone, therefore rezoning is required to enable the proposed development. As the land is not actively being farmed the AG zoning on the property would currently serve as a means to preserve the land for potential farm use at a later date in time. While there are some farming operations in the community of West Wentworth, the subject lands account for a negligible amount of AG zoned land in the area (1.7 of 37631.7 Ha). The property has naturally wooded over the years and is a mixture of deciduous and coniferous trees. The Nova Scotia Ecological Land Classification system notes a frequent Natural Disturbance Regime. This means the existing forest is accustomed to frequent disturbances and can withstand minor environmental disruptions to the ecosystem, similar to the level of disruption that would be created by the building and the operation of the proposed development. To further support the resiliency of forest growth in the area, the proponent is dedicated to non-invasive building designs and techniques, aiming to work with nature, rather than against it. The Proponent has given special consideration to environmental impacts such as natural flow of ground water through the lot, disturbance of land, to ensure the natural environment is maintained.

The proposed uses align best with the commercial recreation zone, as the zone permits a variety of recreational uses. This supports the development by providing a variety of potential accessory uses that would augment the tourist accommodation, while respecting the rural character of the area. Furthermore, the proximity to locals hiking trails and tourism destinations makes the subject lands well situated geographically to provide overnight accommodations to the travelling public.

Financial Implications: No financial implications or municipal costs associated with the project. New development on the property will result in new commercial tax assessment.

Environmental Implications: The proponent will be required to maintain a 15m buffer from the OHWM of Drennan Brook. The site will be privately serviced by On-site Sewage system, which is subject to approval from Nova Scotia Environment and Climate Change (NSECC). It is important to note that the developer intends to integrate the project within the natural wooded environment.

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.

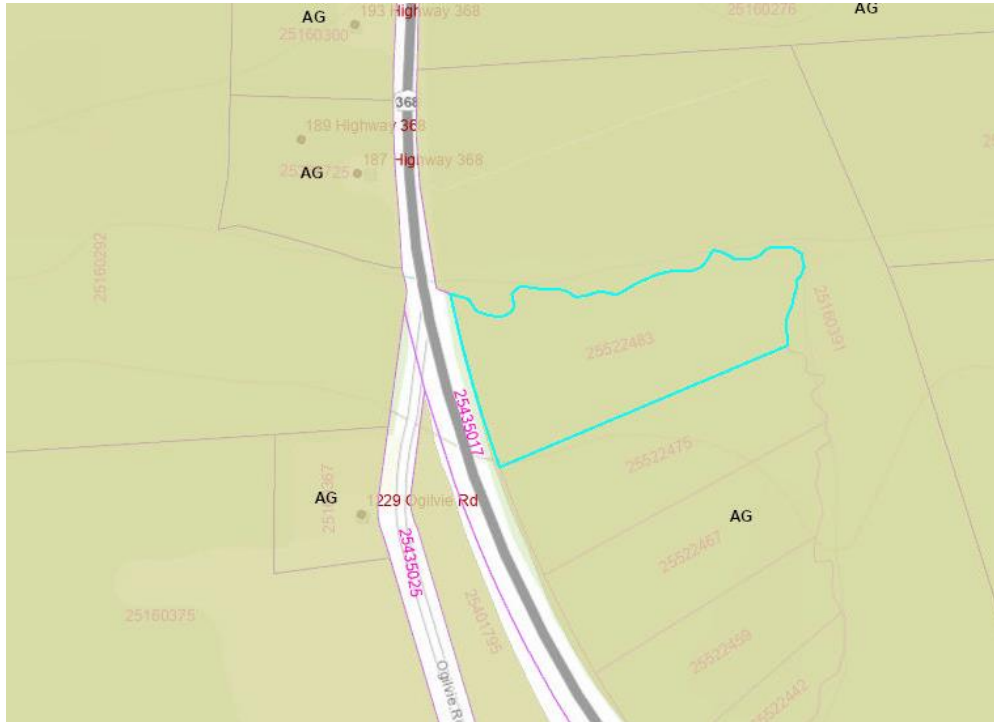
Alternatives:

- 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.

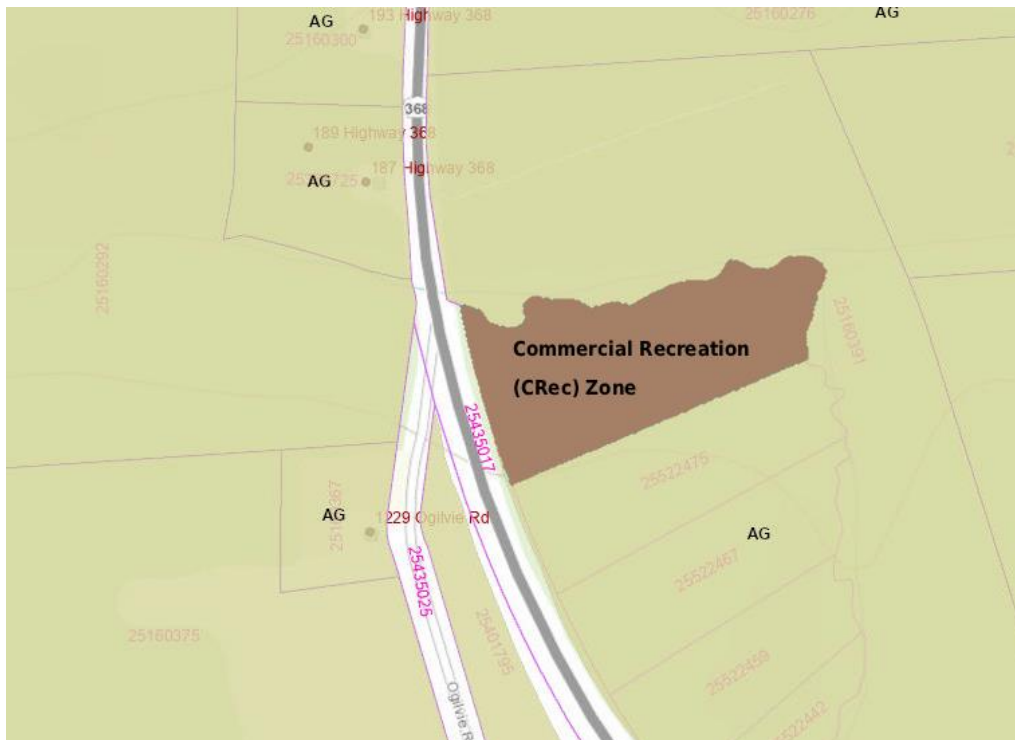
Attachments:

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



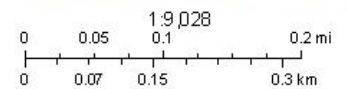
Changes to



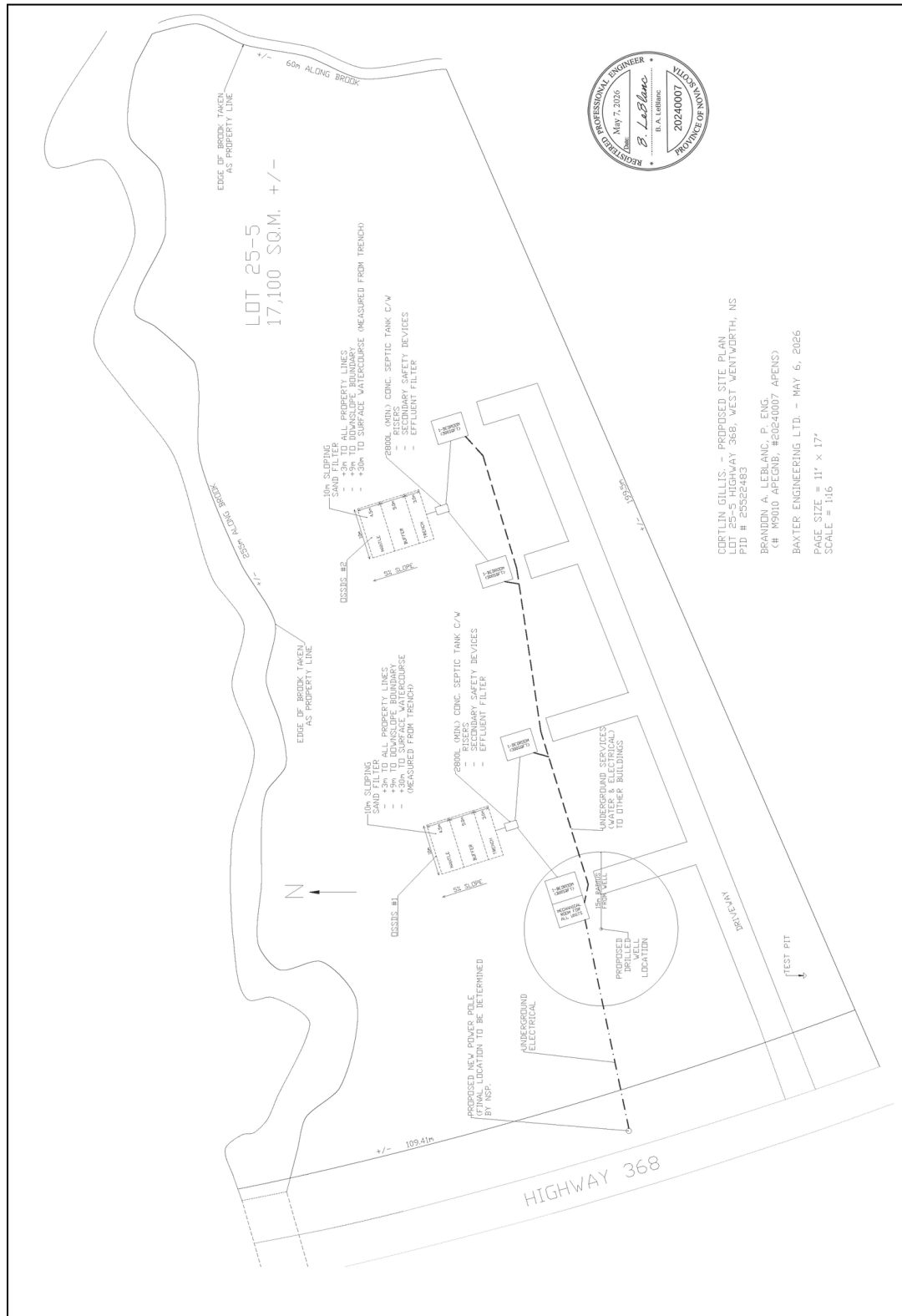
Attachment B: Aerial and Street Images



2026-06-05, 11:39:57 a.m.



Attachment C: Concept Site Plan



Attachment D: 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.

Policy 5-24: Council shall, on the zoning map of the Land Use By-law, permit the following zones within the Resource Designation: (b) Commercial Recreation Zone
Comment
The Commercial Recreation Zone is considered a common zone. This means it is permitted under all designations, including the Resource designation.

Policy 4-66A: Council shall, in the Land Use By-law, create the Commercial Recreation (CRec) zone, intended to permit outdoor commercial recreational uses, such as campgrounds, RV Parks, Golf Course, and Driving Ranges. Permitted uses shall include outdoor commercial recreation operations, limited residential development, and a limited range of supportive commercial uses. Zone Standards shall be in keeping with the large area of land uses required for the activities, parking, and on-site services.	
Comment	
The proponent would like to operate a Fixed roof overnight accommodation, creating 4 cabins on the property. The Commercial Recreation aligns well with this use, as there is a commercial component to the use, providing accommodation for the travelling public. The Commercial Recreation zone would also allow for complimentary, ancillary uses to be permitted on the property, to support the operation of the fixed roof overnight rental units.	
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;	Not located at an interchange.
(b) the proposed change is not prohibited by any other policy in this Plan;	Not prohibited by any other policy in the MPS.
(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]	No impacts to wildlife corridors anticipated.
(d) the proposal meets the general criteria for amending the Land Use By-law, set out in Policy 6-19	Criteria met.

MPS 6-19 Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal;	
Requirement:	Comment:
(a) <i>Is consistent with the intent of this Municipal Planning Strategy</i>	Consistent with MPS
(b) <i>Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.</i>	Does not conflict.
(c) <i>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>	No noted impacts to private or public drinking water supplies.
<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>	The Development requires an on-site sewage system, which is permitted and regulated by NSECC. The owner is responsible for obtaining approval for an OSS system, at the permitting stage.
<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 concerns towards excessive traffic hazards or congestion.
<i>(v) The adequacy of fire protective services and equipment;</i>	Fire Services are adequate.
<i>(vi) The adequacy and proximity of schools and other community facilities.</i>	Not Applicable
<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 concerns towards erosion or watercourse siltation. A 15m watercourse buffer shall be maintained on the property.
<i>(viii) The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i>	Subject lands are not located within an identified floodplain. No identified concerns towards the sites ability to manage stormwater runoff.
<i>(ix) Impacts on sensitive environments, as identified on Schedule B</i>	Property is not identified as a sensitive environment on Schedule B.
<i>(ixA) Impacts on wildlife corridors</i>	No wildlife corridors noted to be impacted.
<i>(x) Impacts on known habitat for species at risk</i>	No identified impacts to at-risk species.



Council

First Reading

Date of Meeting: June 29, 2026

<i>(xA) risks presented by geohazards</i>	No geohazards 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>	The site is suitable for the proposed development. No structures are located within a watercourse buffer.
<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 identified negative impacts to the existing community.