Notice of Public Hearings - Wednesday, November 18, 2026 at 4:00 pm

Upper Nappan Service Centre

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

By-law to Amend the Land Use By-law 26-12:

To rezone PID 25514316, 25514324, and 25514332, located along Swallow Rd, West Wentworth from the Rural Resource (Rsrc) Zone the Commercial Recreation (CRec) Zone.

By-law to Amend the Land Use By-law 26-13:

To rezone PID 25143207 and PID 25491663 located on Beckwith Rd. in Port Howe from Agriculture (AG) Zone to the Rural Resource (Rsrc) Zone.

Add "Aggregate Extraction" as a permitted use by Site Plan Approval in Section 11.2.3, in the Rural Resource zone.

Add Site Plan Approval Criteria for Aggregate Extraction to Section 13 of the LUB, and add to Section 14 the definition "Aggregate Extraction".

Hearing documents can be viewed at cumberlandcounty.ns.ca/plan-cumberland or by contacting 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.

Council
First Reading
Date of Meeting: October 28, 2026

To:	Mayor Gilroy and Members of Council
Submitted By:	Glen Boone, Director of Development and Planning
Date Submitted:	October 19, 2026
Subject:	**First Reading – By-law to Amend the Land Use By-law 26-12 to rezone PID 25514316, 25514324, and 25514332, located along Swallow Rd, West Wentworth from the Rural Resource Zone (Rsrc) to the Commercial Recreation Zone (CRec) Zone.**

Origin: On August 25, 2026, Planning Staff received an application to rezone PIDs 25514332, 25514316, and 25514324 located along Swallow Rd, West Wentworth from the Rural Resource Zone (Rsrc) to the Commercial Recreation Zone (CRec) Zone to enable the development of Fixed Roof overnight Accommodations.

PID	Location	Current Zone	Proposed Zone	Proposed Use
25514316 25514324 25514332	West Wentworth	Rural Resource (Rsrc) Zone	Commercial Recreation (CRec) Zone	Fixed-Roof Overnight Accommodation (3 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 By-law to Amend the Land

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Use By-law 26-12 to rezone PID 25514316, 25514324, and 25514332, located along Swallow Rd, West Wentworth from the Rural Resource (Rsrc) Zone to the Commercial Recreation (CRec) Zone AND to schedule a Public Hearing.

Background: The subject land, located in West Wentworth, consists of 3 parcels, to be developed contiguously. Cumulatively, the parcels add up to 21611sqm of treed land. There is currently a residential property adjacent to the proposed development. Furthermore, there is an existing collection of residential properties across from the subject lands, on the other side of Swallow Rd. These homes are reasonably spread out and screened from the future development. The area of Swallow Road is not heavily populated. The area of West Wentworth has recently been experiencing an influx of tourism related development and development of short–term rentals. This area is in close proximity to many trails and also Ski Wentworth.

The proponent is looking to develop 3 cabins initially service by well and septic on the subject property, to create fixed-roof overnight accommodations to serve the travelling public. The proponent is proposing a triplex building, with each unit having a private patio area. The proposed buildings would be serviced by on-site sewage.

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 future River Philip Golf course.

Discussion: Under the current zoning, the proposed use would be limited to one short term rental on the property. The Commercial Recreation Zone would allow for Fixed Roof Overnight Accommodations, as a permitted use.

The proposed use aligns well 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 local hiking trails and tourism destinations makes the subject lands well situated geographically to provide overnight accommodation to the travelling public.

There is a small cluster of residential properties across the road. Potential impacts on the existing uses would include a minor change in traffic patterns and traffic flow. The roadway currently has low volume of traffic and the frontage of the site under consideration is a relatively straight stretch of roadway. There is also the potential for a change to the general character of the area, however as more tourism uses are developed, subtle changes to the character of the area are expected. This proposed development alone would not create a change to the neighborhood character, as

much as it contributes to larger evolvement of West Wentworth supporting community growth and support for local tourism business.

Financial Implications: No Financial implications or Municipal costs associated with the project. Once built and established the building will create new tax revenue for the Municipality.

Environmental Implications The site will be privately serviced by On-site Sewage system, which is subject to approval from Nova Scotia Environment and Climate Change (NSECC). The potential for a cluster system septic design is being considered and would be designed by an Engineer. These overnight accommodations will also be serviced by onsite well water. The proponent intends to protect the natural environment on the properties, as it aligns with the marketing plan of the proposed Short-term Rentals and integrating same with the existing landscape.

Community Engagement: If Council approves First Reading, 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:

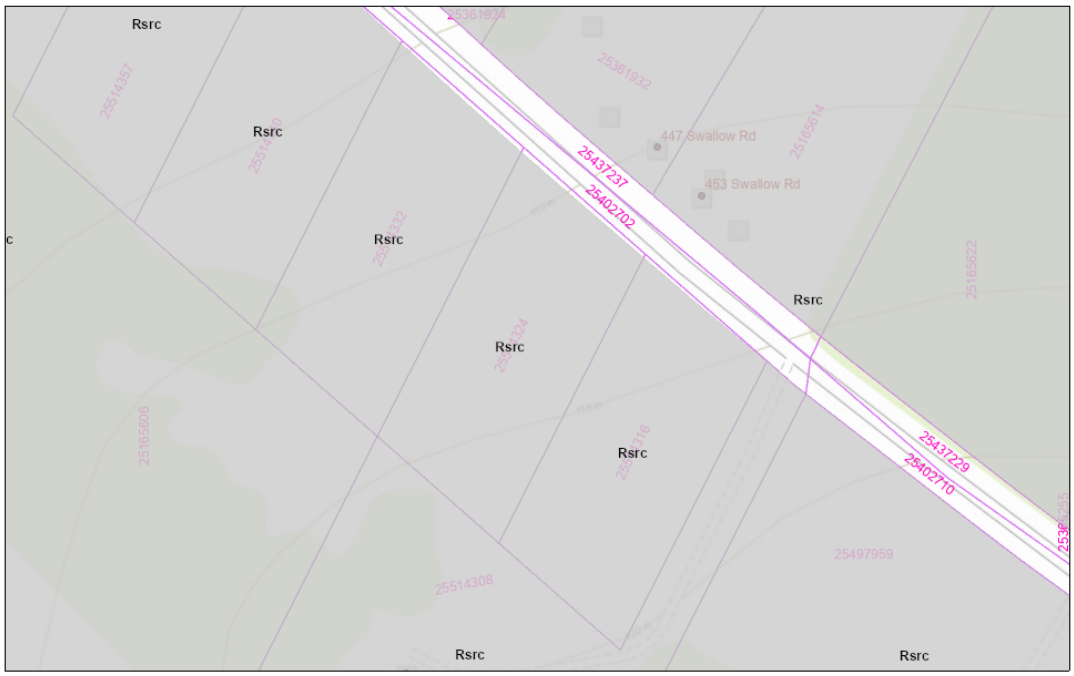
- Council may defer the issue to a later date,
- Request further information or
- Reject the proposed amendment based on conflict with the Municipal Planning Strategy.

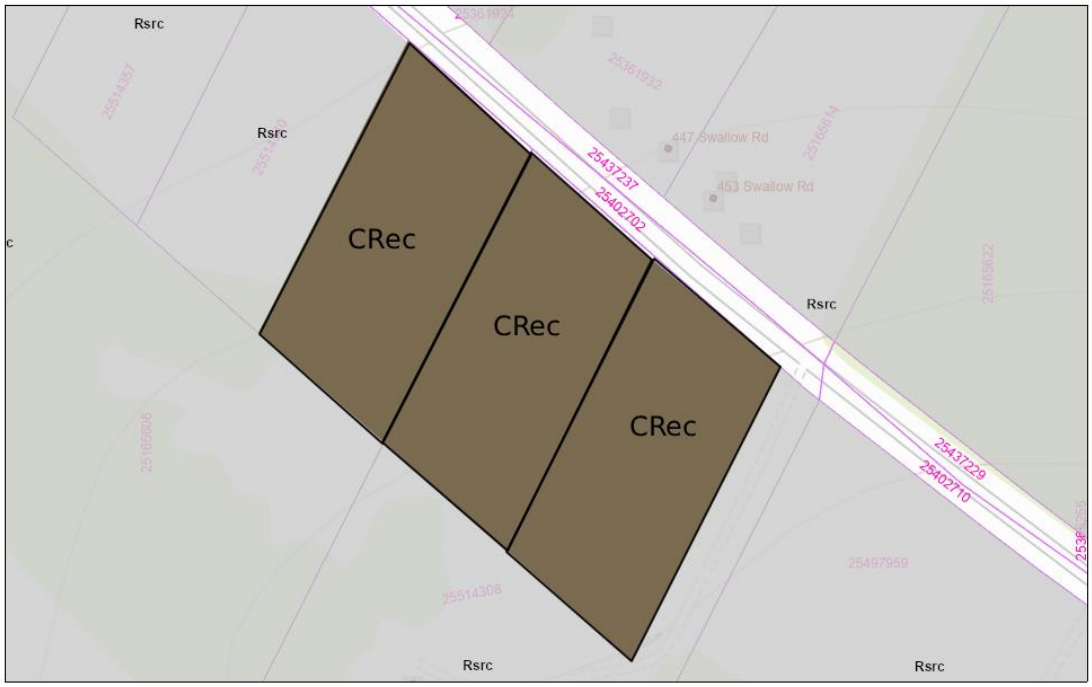
Attachments:

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

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Attachment A: Zoning Map Change





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Attachment B: Aerial and Street Images



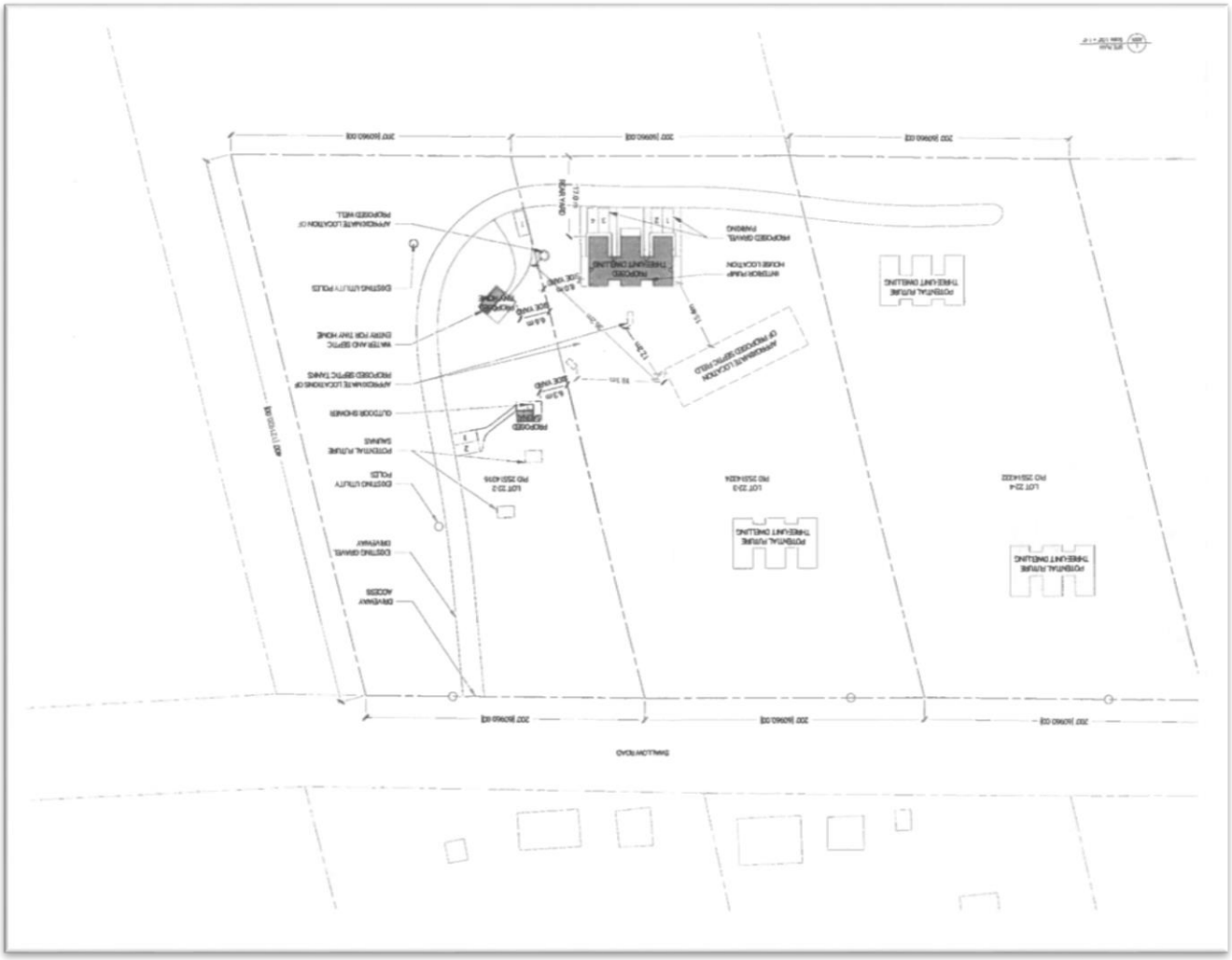






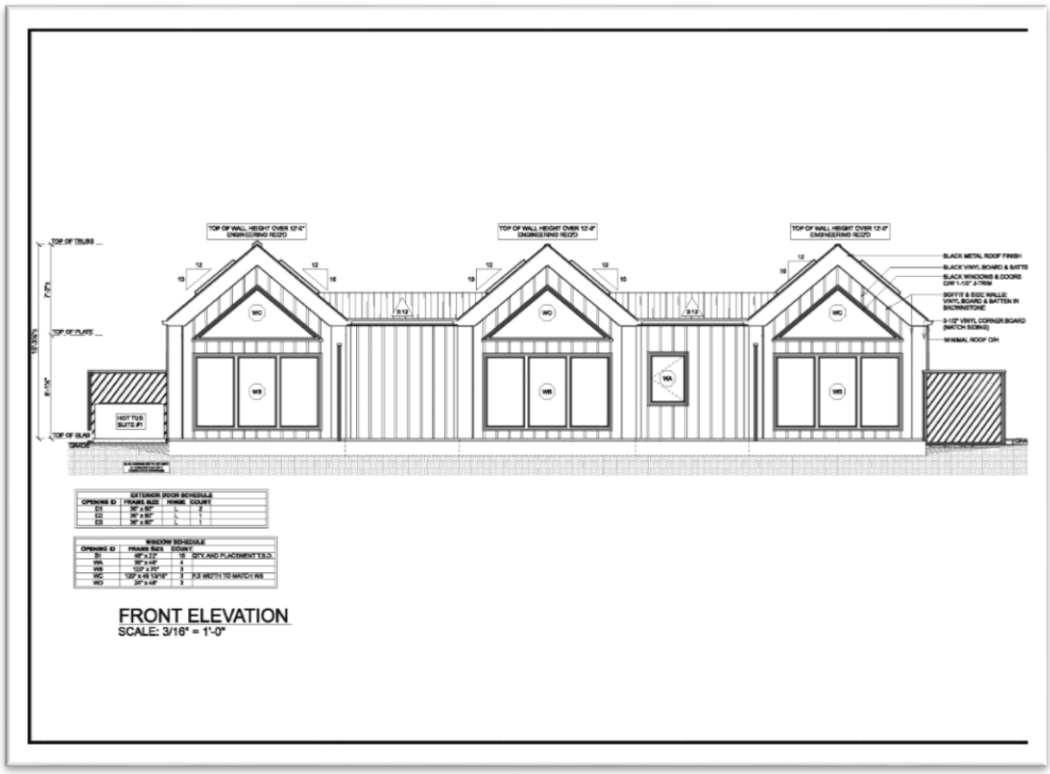
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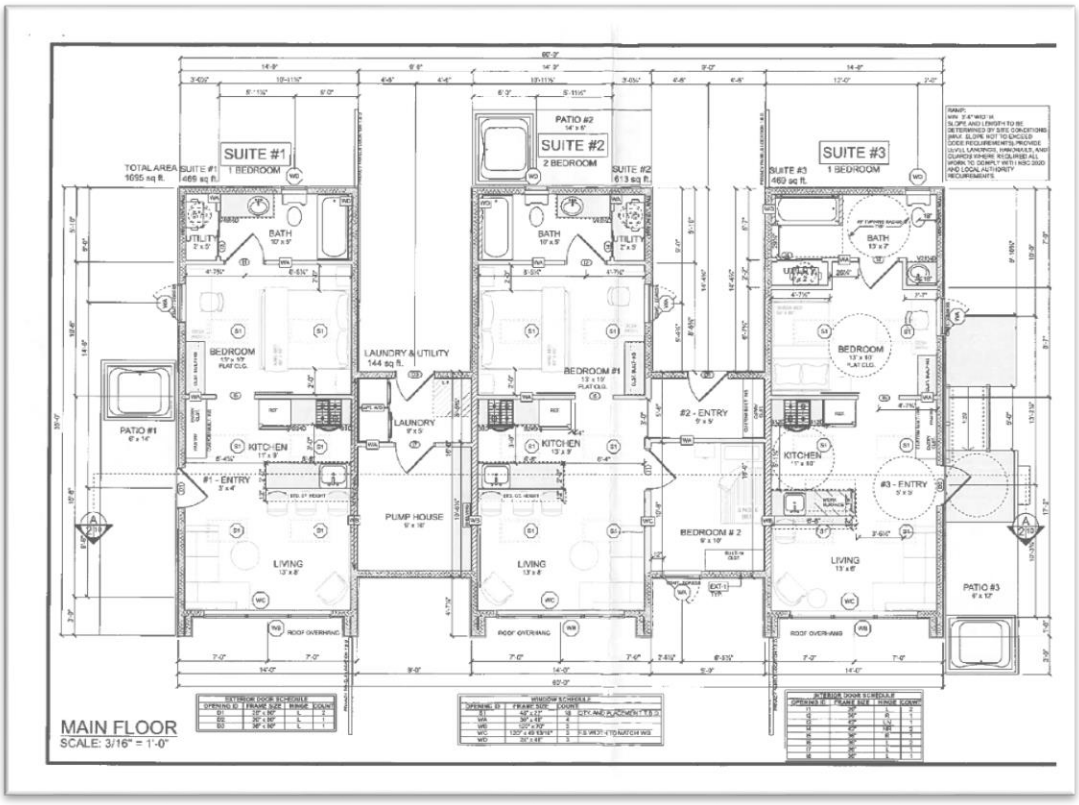
Attachment C: Concept Site Plan, Floor Plan and Elevations



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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, which will consist of a triplex building (3 units) 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	Criteria met.

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Land Use By-law, set out in Policy 6-19	

	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)	*Is consistent with the intent of this Municipal Planning Strategy*	Consistent with MPS
(b)	*Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.*	Does not conflict.
(c)	*Is not premature or inappropriate due to:*	
	(i)The ability of the Municipality to absorb the public costs related to the project.	No public costs associated with the project.
	(ii) Impacts on existing drinking water supplies, both private and public.	No noted impacts to private or public drinking water supplies. The site will be serviced by well-water.
	(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*	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.
	(iv) *The creation of any excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal*	No concerns respecting excessive traffic hazards or congestion. Low volume road and development.
	(v) *The adequacy of fire protective services and equipment;*	Fire Servies are adequate. Wentworth Fire Dept is in close proximity.
	(vi) *The adequacy and proximity of schools and other community facilities.*	Not Applicable
	(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.*	No concerns for erosion or watercourse siltation. There are no water courses on the property or immediately adjacent
	(viii) *The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas*	Subject lands are not located within an identified floodplain. No identified concerns towards the sites' ability to manage stormwater runoff.
	(ix) *Impacts on sensitive environments, as identified on Schedule B*	Property is not identified as a sensitive environment on Schedule B.

Municipality of Cumberland By-law 26-12

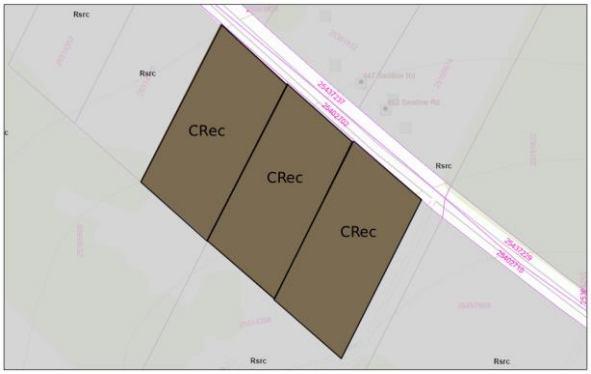
By-law to Amend the Land Use By-law

1. This By-law is titled “By-law to Amend the Land Use By-law 26-12.

2. Schedule A of the Land Use By-law is hereby amended to reflect the change in zoning for PIDs 25514316, 25514324, and 25514332, located on Swallow Road, Wentworth Center, from Rural Resource (Rsrc) Zone to Commercial Recreation (CRec) 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 26-12 approved by the Council the Municipality of Cumberland on _____.

Municipal Clerk: Date:

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