

# Notice of Adoption By-law to Amend the Municipal Planning Strategy 25-12 and By-law to Amend the Land Use By-law 25-13

## Details



Published: 11 March 2026

Second Reading and Adoption of these By-laws took place on January 28<sup>th</sup>, 2026 at a Regular Council meeting.

### **By-law to Amend the Municipal Planning Strategy 25-12**

**Purpose:** To redesignate PID 25224874, 40 Chapel St., Springhill from Residential to Commercial.

This By-law has been reviewed in accordance with s.208 of the MGA and is in effect upon the publishing of this ad.

### **By-law to Amend the Land Use By-law 25-13**

**Purpose:** To rezone PID 25224874, 40 Chapel St., Springhill from **Institutional (INS) Zone to Mixed-use (CMix) Zone.**

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 (1-844-809-0010 / [board@novascotia.ca](mailto: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](mailto:clerk@cumberlandcounty.ns.ca)

Peter McCracken

Deputy CAO / Municipal Clerk

February 23, 2026

Peter McCracken  
Deputy CAO/Municipal Clerk  
Municipality of Cumberland  
1395 Blair Lake Road  
Upper Nappan, NS B4H 3Y4

Dear Peter McCracken:

**Re: By-law to Amend the Municipal Planning Strategy 25-12 and the By-law to Amend the Land Use By-law 25-13**

**Approved by Council of Cumberland County: January 28, 2026**

Pursuant to Section 208 of the *Municipal Government Act*, I have completed the mandatory review of the above-noted documents and have determined that they do not fall within any of the categories requiring approval by the Minister of Municipal Affairs listed in Subsection 208(3).

Enclosed are two copies of the documents for your records.

Subsection 208(8) requires that Council cause a notice to be published in the local newspaper or on the Municipality's website advising that the documents are in effect on the date of the notice and stating where the documents may be inspected.

Should you have any questions regarding the above, please feel free to contact me.

Sincerely,



Dawn M. Sutherland, MCIP, LPP, MBA  
Provincial Director of Planning  
([Dawn.Sutherland@novascotia.ca](mailto:Dawn.Sutherland@novascotia.ca) / 902.943.0408)

Encl.  
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**COUNCIL**

**Second Reading**

**Date: January 28<sup>th</sup>, 2026**

**TO:** Mayor and Council

**FROM:** Glen Boone, Director of Development and Planning

**DATE:** January 21<sup>st</sup>, 2026

**SUBJECT:** **Second Reading – By-law to Amend the Municipal Planning Strategy 25-12 to redesignate PID 25224874 from Residential to Commercial and By-Law to Amend the Land Use By-Law 25-13 to rezone PID 25224874 from Institutional Zone (INS) to the Mixed-use (CMix) Zone**

**ORIGIN:** On August 8, 2025, planning staff received an application to redesignate and rezone PID 25224874, located at 40 Chapel St., Springhill and known as formerly St. John’s Baptist Church, to enable the development of a mixed-used, multi-unit, residential building.

PID	Location	Current Designation	Current Zone	Proposed Designation	Proposed Zone	Proposed Use
25224874	Springhill	Residential	Institutional (INS)	Commercial	Mixed-use (CMix)	Multi-unit residential building, commercial retail unit.

**LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT**

MGA Section 205: Requirements for Adoption of Planning Documents

*MPS 5-10: Council shall, on Schedule A, the Future Land Use Map, designate as Commercial lands in serviced communities intended to give priority to a wide range of commercial uses.*

*MPS 5-11: Council shall, on the zoning map of the Land Use By-law, permit the following zones within the Commercial Designation:*

- (a) Downtown Commercial Zone*
- (b) Flood Hazard Zone [CHG-403]*
- (c) General Commercial Zone*
- (d) Highway Commercial Zone*
- (e) Institutional Zone*
- (f) Mixed-use Zone*
- (g) Parks and Open Space Zone*

**RECOMMENDATION: THAT Council approve Second Reading of By-law to Amend the Municipal Planning Strategy 25-12 to redesignate PID 25224874, 40 Chapel St., Springhill from Residential to Commercial and By-law to Amend the Land Use By-law 25-13 to rezone PID 25224874, 40 Chapel St., Springhill from Institutional (INS) Zone to Mixed-use (CMix) Zone.**



## COUNCIL

### Second Reading

Date: January 28<sup>th</sup>, 2026

**BACKGROUND:** The subject property, located at 40 Chapel St., Springhill, is 2906.90 sqm. The subject property is zoned institutional and designated residential. On the subject properties is the former site of St. John the Baptist Church, a historical church that was deconsecrated by the Catholic Church and de-registered as a Municipal heritage property in February 2023. The church had to be deregistered to allow for easier redevelopment of the now vacant building. In July 2025, the property was purchased by Brown Castle Holdings Ltd. The principal of the company, Arthur Brown, is a local entrepreneur and farmer, and manages rental properties in Amherst. Having deep roots in the community, Arthur Brown wanted to see such a historic piece of Springhill preserved.

The applicant is proposing to convert the building to a mixed-use, multi-unit residential building. The applicant would like to develop up to 15 units, being a mixture of residential and commercial units. Depending on the amount of funding allocated by the Nova Scotia Affordable Housing Development Program, 4-14 of the 15 units being developed are intended to be designated affordable. The redevelopment of the building will require repair to the existing roof and adding accessibility features such as wheelchair ramps. The applicant is working with an engineer and an architect to prepare building plans for the development, the applicant has provided some concept floor plans. Currently, the floor plans show only 12 units; however, more may be added to the design, subject to architectural advice. The plans included in this package are not meant for building purposes; the concept plans provided are for visualization purposes only.

### **DISCUSSION:**

The proposed redevelopment of 40 Chapel St. would include both residential and commercial uses. The LUB provides two different paths to achieving this.

The first step towards enabling the proposed project is to rezone the lands to Mixed-use (CMix) Zone, which would allow the proponent to develop their project through a future site plan agreement. Prior to amending Schedule A (Zoning Map) of the LUB to rezone the subject lands, an amendment to the MPS Schedule A: Future Land Use Map is required. The subject property is currently designated Residential, while the Institutional (I) zone is among the zones permitted within the Residential designation, CMix is only permitted in the commercial designation.

The second means of permitting both proposed commercial and residential uses would be to rezone the subject property to Multi-Unit Residential (RMul) and permit the proposed project subject to a development agreement. This would not require a designation change, as opposed to the first development path mentioned above.

It is the opinion of staff that the better path to development is to rezone the subject lands to CMix and permit the project subject to a site plan agreement. This path provides the applicant with greater flexibility in terms of development options and construction timing. The applicant is looking to scale their development based on the amount of funding provided by Nova Scotia's Affordable Housing Development Program (and/or other government programs), which will determine the number of residential to commercial units and the number of affordable units



## COUNCIL

### Second Reading

Date: January 28<sup>th</sup>, 2026

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Furthermore, the lot setback requirements for the RMul zone and the CMix zone are the same. While the applicant does not intend to substantially change the building footprint, in accordance with the requirements of a future site plan agreement, the applicant may be required to have accessory structures on the site, such as a utility structure and enclosed outdoor waste collection bins. Such structures would be required to be set back the same distance in the CMix Zone and the RMul Zone.

	<i>CMix</i>	<i>RMul</i>	<i>INS</i>
<i>Front / Flank setback</i>	<i>3m</i>	<i>3m</i>	<i>2m</i>
<i>Rear Setback</i>	<i>6m</i>	<i>6m</i>	<i>12m</i>
<i>Side Setback</i>	<i>1.4m</i>	<i>1.4m</i>	<i>6m</i>

The surrounding context of the subject property is very residential, with all adjacent properties being zoned Lower Density Residential. Typical concerns towards developing commercial uses in residential areas largely revolve around imposing on adjacent residential uses, such as traffic impacts, impacts to neighbourhood character, and operating hours. These impacts are addressed during the site plan approval process to ensure the proposed commercial uses are not obnoxious to existing residential uses. Furthermore, CMix zone regulates the permitted commercial uses for the proposed development to ensure permitted commercial uses can integrate into the existing residential community.

The property owner currently does not have plans to substantially change the building footprint. Considering the Institutional (INS) zone has generally larger setbacks, a substantial spatial buffer from adjacent residential uses already exists.

**FINANCIAL IMPLICATIONS:** No direct financial implications or costs to the Municipality. Any upgrading required to establish connections for water and wastewater services is the responsibility of the property owner. As with any new development, including renovations and retrofits, property assessments can increase the potential for new tax revenue.

**ENVIRONMENTAL IMPLICATIONS:** No significant environmental concerns or constraints relating to the proposed development.

The Municipal Director of Public Works has conducted a site visit with the proponent and has had preliminary conversations regarding stormwater management.



## **COUNCIL**

### **Second Reading**

**Date: January 28<sup>th</sup>, 2026**

**COMMUNITY ENGAGEMENT:** In accordance with MGA Section 206, this Public Hearing was duly advertised, notices were placed on the municipal website two weeks prior to the scheduled date, on December 3<sup>rd</sup>, 2025. Furthermore, a notice was placed in the Chronicle Herald, a locally circulated newspaper, on December 11<sup>th</sup>, 2025, and a planning notice sign was placed on the property.

The proposed development would be permitted through Site Plan Approval once the rezoning is in effect. This allows the property owners within 100ft (30.5m) of the subject property an opportunity to provide input on the proposed development through the appeals process. Site Plan Agreements are appealable to Council.

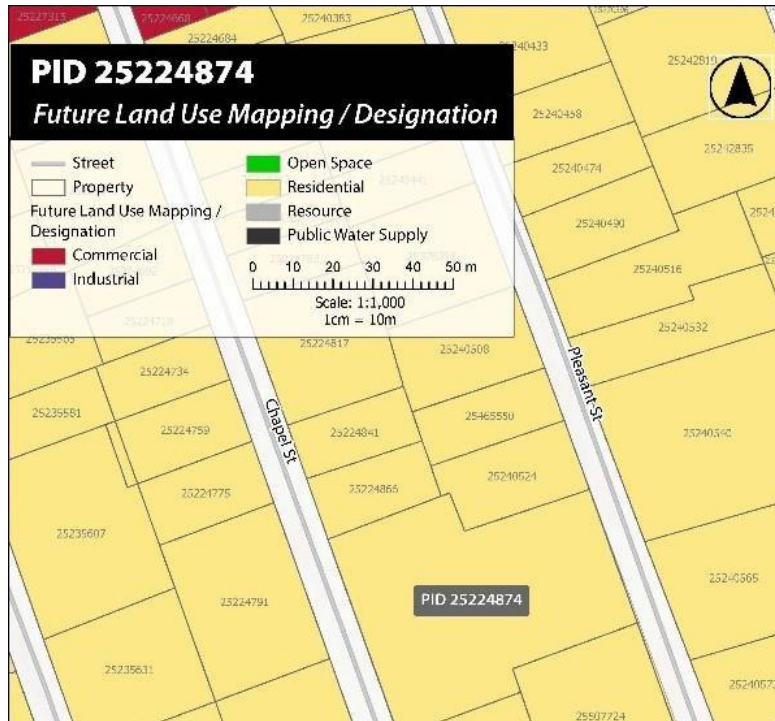
In accordance with MCC Policy 10-12 and MPS Policy 6-24, a Public Information Meeting was held on October 21<sup>st</sup> at the Dr. Carson and Marion Murray, in the CIBC room, from 5:30 to 7:00pm. One member of the community attended the information meeting to speak to some affirmation. They noted that the community had been awaiting information on the new owner's proposed redevelopment of the former church. The community member was pleased to learn that the applicant is mindful of the previous use and aims to redevelop the structure to serve the community housing needs. The public representative was also pleased to hear that the applicant has qualified professionals working on the design and layout for the project. This individual noted a general need for senior housing and a focus on accessibility.

No further comments from the Public had been received as of the date of this report. Any comments received prior to or during the public hearing will form part of the 2<sup>nd</sup> Reading report to Council.

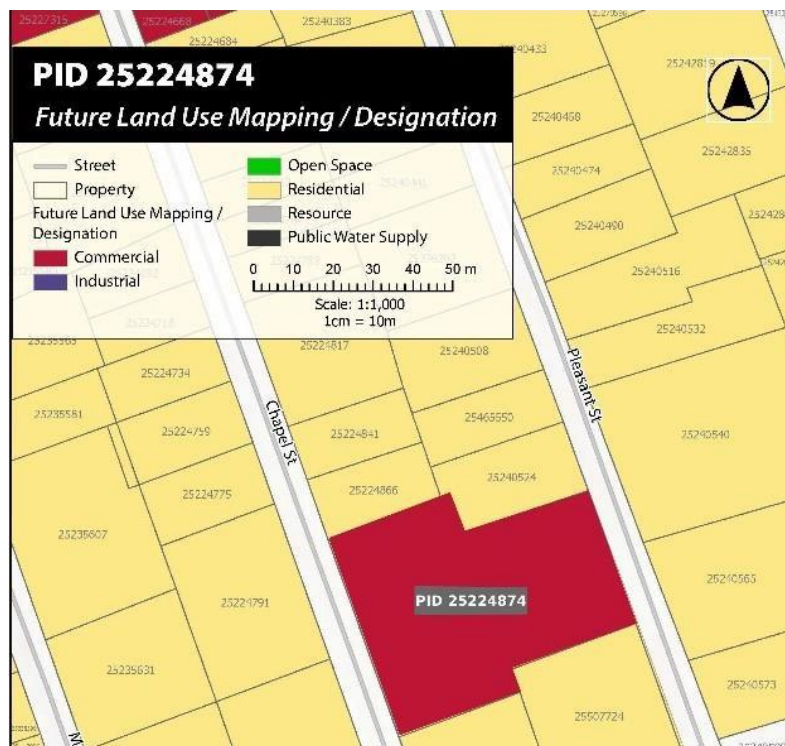
#### **ATTACHMENTS:**

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

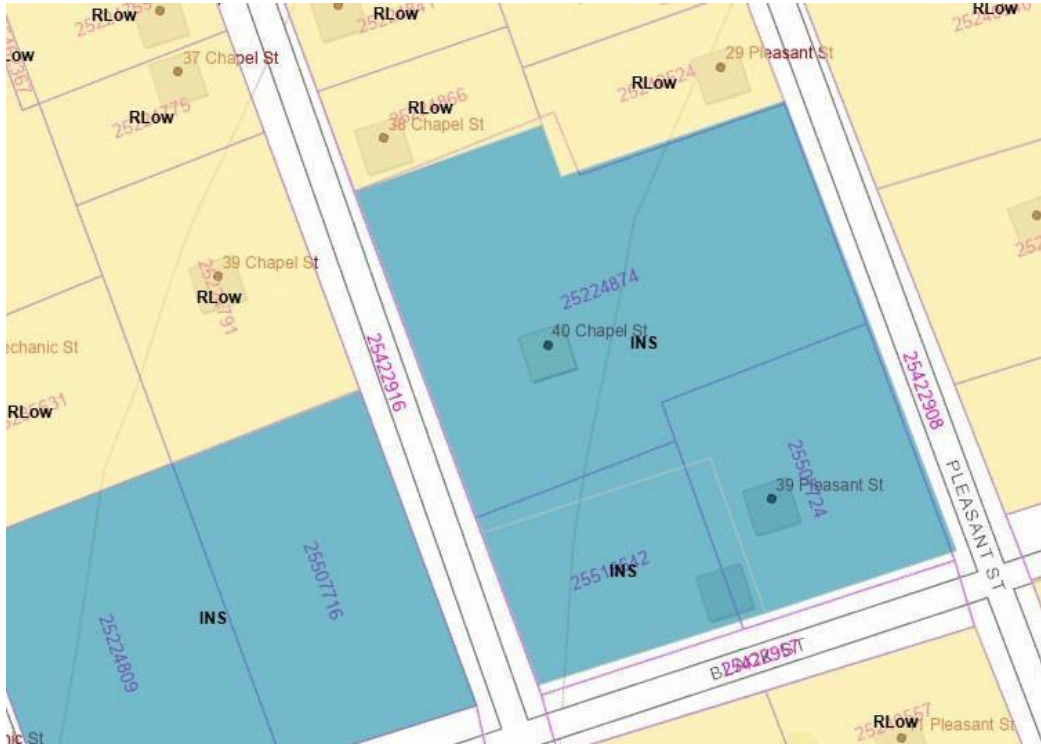
**Attachment A: Designation Map Change**



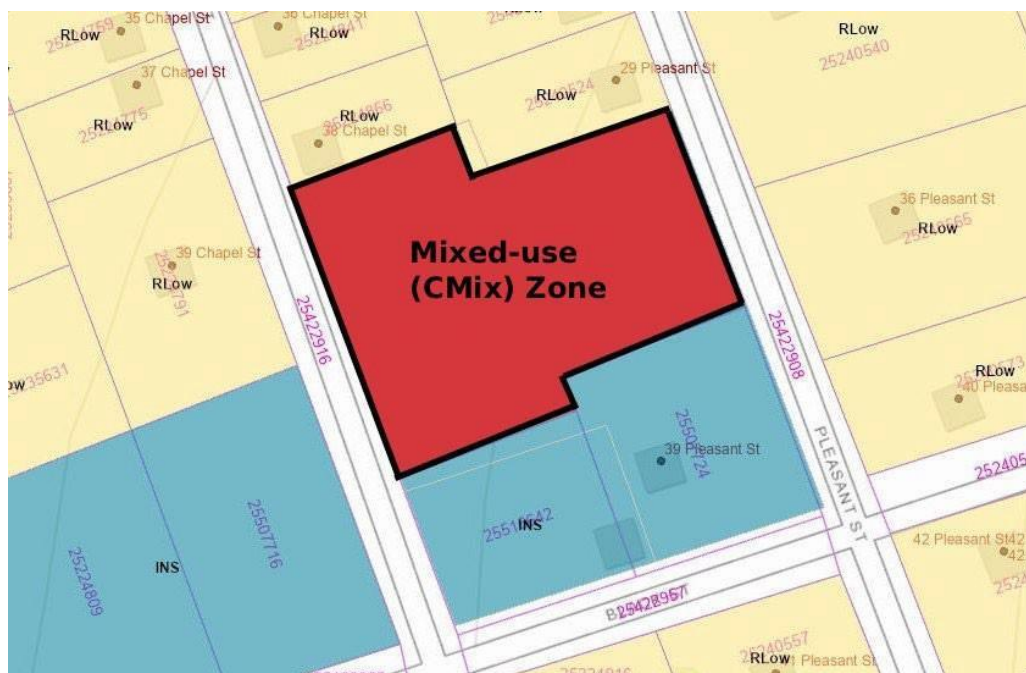
**Changes to**



**Attachment B: Zoning Map Change**

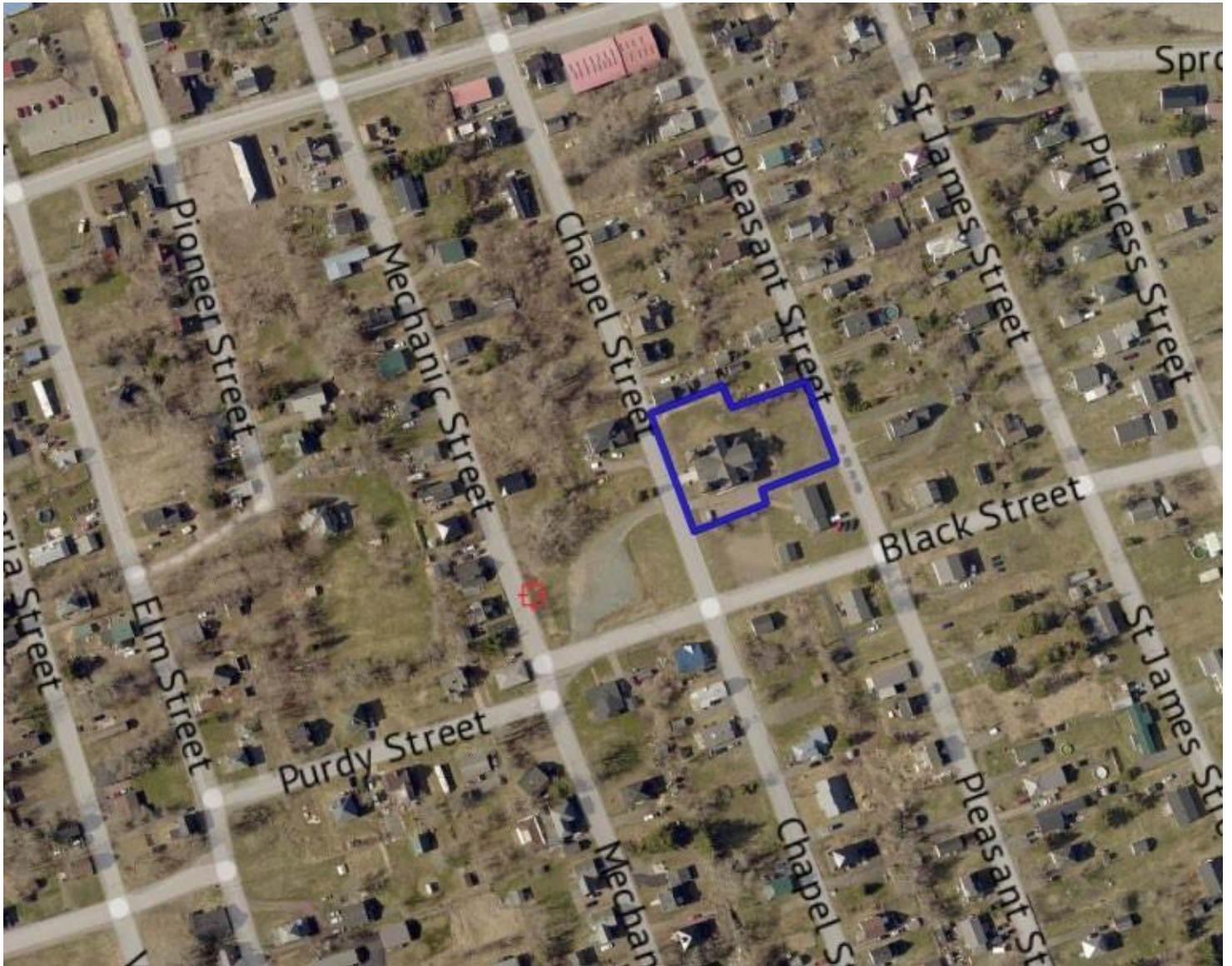


**Changes to**



**Attachment C: Aerial and Street Images**









**COUNCIL**

**Second Reading**

**Date: January 28<sup>th</sup>, 2026**

**Attachment E: Policy Review**

The tables below reflect the comments of staff's policy review on the enabling policies of the proposed rezoning. Each table addresses a different enabling policy, including all relevant sub-clauses.

<p><b>MPS Policy 5-11: Council shall, on the zoning map of the Land Use By-law, permit the following zones within the Commercial Designation:</b></p> <ul style="list-style-type: none"> <li>(a) Downtown Commercial Zone</li> <li>(b) Flood Hazard Zone [CHG-403]</li> <li>(c) General Commercial Zone</li> <li>(d) Highway Commercial Zone</li> <li>(e) Institutional Zone</li> <li>(f) Mixed-use Zone</li> <li>(g) Parks and Open Space Zone</li> </ul>
<p><b>Comment</b></p> <p>With the re-designation to Commercial Designation, the subject lands is permitted to be rezoned to Mixed-use ( CMix ) Zone.</p>

<p><b>Policy 5-9A: Council shall consider proposals to establish commercial uses in the Lower Density Residential Zone and Multi-unit Residential Zone by development agreement, subject to the following criteria:</b></p>	
<p><b>Requirement</b></p>	<p><b>Comment</b></p>
<p><i>(d) the proposal shall be located in a conversion of an existing building and/or new construction that meets the scale and character of the surrounding neighbourhood</i></p>	<p>While this is a potential development path for the proposal, the scale of development is going to be relative to the amount of funding provided by Nova Scotia's Affordable Housing Development Program. As such, Staff feels the rezoning and redesignation path allows for greater design flexibility, should the applicant receive more funding than currently anticipated.</p>
<p><i>(e) any potential nuisance on the surrounding neighbourhood shall be limited by the nature of the use and/or restrictions placed on the use, such as screening, building design, and limits on hours of operation; and</i></p>	
<p><i>(f) the proposal shall meet the development agreement policies of Section 6.3.</i></p>	



**COUNCIL**

**Second Reading**

**Date: January 28<sup>th</sup>, 2026**

<b>MPS 6-19 Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal;</b>	
<b>Requirement:</b>	<b>Comment:</b>
(a) <i>Is consistent with the intent of this Municipal Planning Strategy</i>	Is consistent with the MPS, granted the redesignation amendment is approved.
(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 related to this project.
<i>(ii) Impacts on existing drinking water supplies, both private and public.</i>	No impacts to 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>	Site has existing connection to Municipal servicing. Director of Public Works has been on site to assess the property.
<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 traffic or congestion hazards are anticipated from this proposal.
<i>(v) The adequacy of fire protective services and equipment;</i>	Fire protective services and equipment is adequate. This has been confirmed with the Director of Protective Services.
<i>(vi) The adequacy and proximity of schools and other community facilities.</i>	Proposed development is centrally located within Springhill. Adequate community facilities are located within the area.
<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 known pollution problems in the area.
<i>(viii) The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i>	No flooding or drainage issues anticipated.
<i>(ix) Impacts on sensitive environments, as identified on Schedule B</i>	Subject property is not located within a sensitive environment, according to Schedule B.
<i>(ixA) Impacts on wildlife corridors</i>	N/A
<i>(x) Impacts on known habitat for species at risk</i>	N/A
<i>(xA) risks presented by geohazards</i>	N/A
<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. Stormwater management for the site has been



**COUNCIL**

**Second Reading**

**Date: January 28<sup>th</sup>, 2026**

	discussed with the Director of Public Works.
<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 existing businesses in the surrounding community will be impacted.



**COUNCIL  
PUBLIC HEARING  
Date: December 17<sup>th</sup>, 2025**

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**TO:** Mayor and Council  
**FROM:** Glen Boone, Director of Development and Planning  
**DATE:** December 11<sup>th</sup>, 2025  
**SUBJECT:** **Public Hearing – By-law to Amend the Municipal Planning Strategy 25-12 to redesignate PID 25224874 from Residential to Commercial and By-Law to Amend the Land Use By-Law 25-13 to rezone PID 25224874 from Institutional Zone (INS) to the Mixed-use (CMix) Zone**

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**ORIGIN:** On August 8, 2025, planning staff received an application to redesignate and rezone PID 25224874, located at 40 Chapel St., Springhill and known as formerly St. John’s Baptist Church, to enable the development of a mixed-used, multi-unit, residential building.

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25224874	Springhill	Residential	Institutional (INS)	Commercial	Mixed-use (CMix)	Multi-unit residential building, commercial retail unit.

**LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT**

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**RECOMMENDATION: No motions to consider at the Public Hearing stage.**



## COUNCIL

## PUBLIC HEARING

**Date: December 17<sup>th</sup>, 2025**

**BACKGROUND:** The subject property, located at 40 Chapel St., Springhill, is 2906.90 sqm. The subject property is zoned institutional and designated residential. On the subject properties is the former site of St. John the Baptist Church, a historical church that was deconsecrated by the Catholic Church and de-registered as a Municipal heritage property in February 2023. The church had to be deregistered to allow for easier redevelopment of the now vacant building. In July 2025, the property was purchased by Brown Castle Holdings Ltd. The principal of the company, Arthur Brown, is a local entrepreneur and farmer, and manages rental properties in Amherst. Having deep roots in the community, Arthur Brown wanted to see such a historic piece of Springhill preserved.

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### **DISCUSSION:**

The proposed redevelopment of 40 Chapel St. would include both residential and commercial uses. The LUB provides two different paths to achieving this.

The first step towards enabling the proposed project is to rezone the lands to Mixed-use (CMix) Zone, which would allow the proponent to develop their project through a future site plan agreement. Prior to amending Schedule A (Zoning Map) of the LUB to rezone the subject lands, an amendment to the MPS Schedule A: Future Land Use Map is required. The subject property is currently designated Residential, while the Institutional (I) zone is among the zones permitted within the Residential designation, CMix is only permitted in the commercial designation.

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## PUBLIC HEARING

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## **PUBLIC HEARING**

**Date: December 17<sup>th</sup>, 2025**

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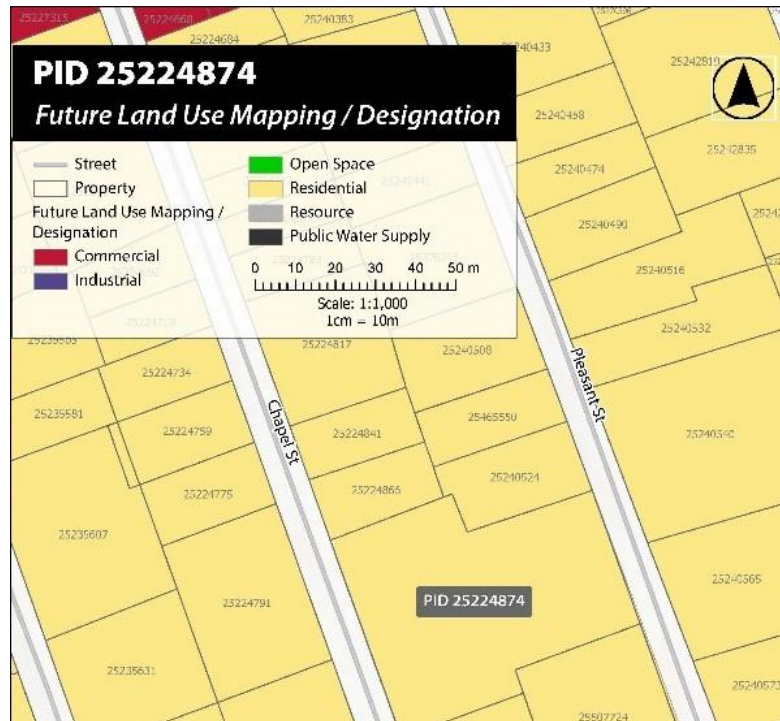
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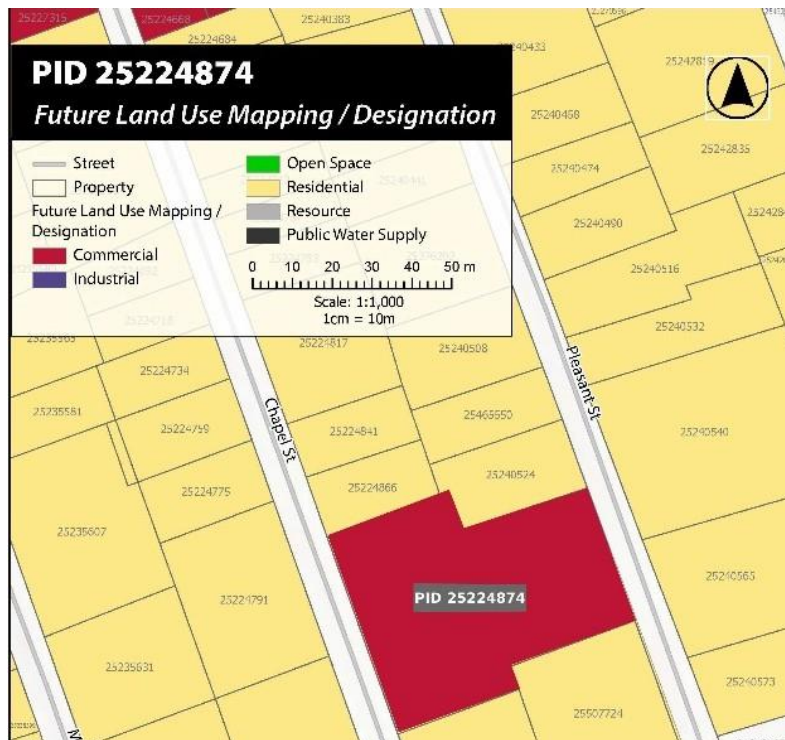
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**Attachment B: Designation Map Change**

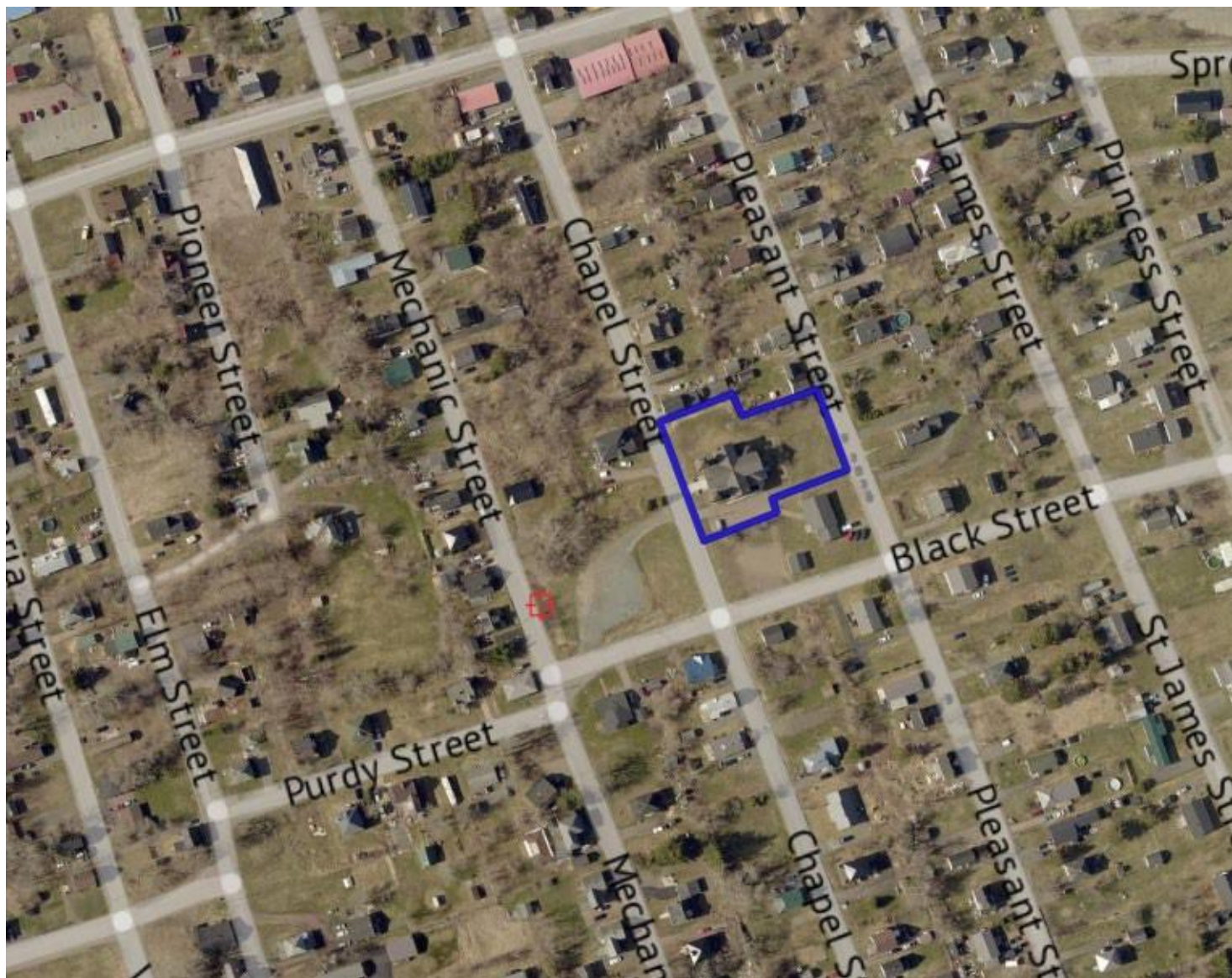


**Changes to**

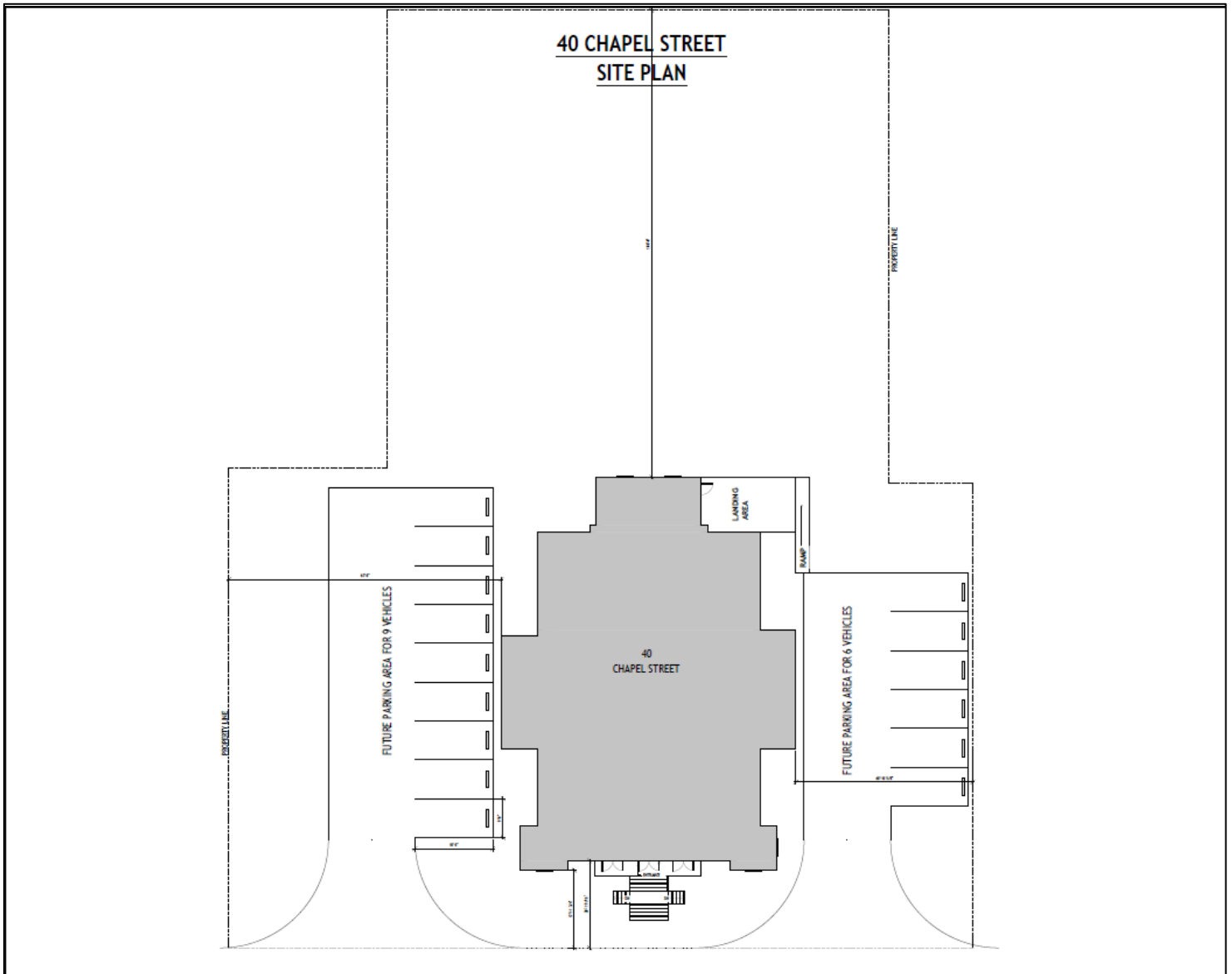


**Attachment C: Aerial and Street Images**





**Attachment D: Concept Site Plan**





**COUNCIL  
PUBLIC HEARING  
Date: December 17<sup>th</sup>, 2025**

**Attachment E: Policy Review**

The tables below reflect the comments of staff’s policy review on the enabling policies of the proposed rezoning. Each table addresses a different enabling policy, including all relevant sub-clauses.

<p><b>MPS Policy 5-11: Council shall, on the zoning map of the Land Use By-law, permit the following zones within the Commercial Designation:</b></p> <ul style="list-style-type: none"> <li><b>(a) Downtown Commercial Zone</b></li> <li><b>(b) Flood Hazard Zone [CHG-403]</b></li> <li><b>(c) General Commercial Zone</b></li> <li><b>(d) Highway Commercial Zone</b></li> <li><b>(e) Institutional Zone</b></li> <li><b>(f) Mixed-use Commercial Zone</b></li> <li><b>(g) Parks and Open Space Zone</b></li> </ul>
<p><b>Comment</b></p> <p>With the re-designation to Commercial Designation, the subject lands is permitted to be rezoned to Mixed Use Commercial ( CMix ) Zone.</p>

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<p><b>Requirement</b></p>	<p><b>Comment</b></p>
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**PUBLIC HEARING**

**Date: December 17<sup>th</sup>, 2025**

<b>MPS 6-19 Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal;</b>	
<b>Requirement:</b>	<b>Comment:</b>
(a) <i>Is consistent with the intent of this Municipal Planning Strategy</i>	Is consistent with the MPS, granted the redesignation amendment is approved.
(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 related to this project.
<i>(ii) Impacts on existing drinking water supplies, both private and public.</i>	No impacts to 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>	Site has existing connection to Municipal servicing. Director of Public Works has been on site to assess the property.
<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 traffic or congestion hazards are anticipated from this proposal.
<i>(v) The adequacy of fire protective services and equipment;</i>	Fire protective services and equipment is adequate. This has been confirmed with the Director of Protective Services.
<i>(vi) The adequacy and proximity of schools and other community facilities.</i>	Proposed development is centrally located within Springhill. Adequate community facilities are located within the area.
<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 known pollution problems in the area.
<i>(viii) The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i>	No flooding or drainage issues anticipated.
<i>(ix) Impacts on sensitive environments, as identified on Schedule B</i>	Subject property is not located within a sensitive environment, according to Schedule B.
<i>(ixA) Impacts on wildlife corridors</i>	N/A
<i>(x) Impacts on known habitat for species at risk</i>	N/A
<i>(xA) risks presented by geohazards</i>	N/A
<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. Stormwater management for the site has been



**COUNCIL**

**PUBLIC HEARING**

**Date: December 17<sup>th</sup>, 2025**

	discussed with the Director of Public Works.
<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 existing businesses in the surrounding community will be impacted.

# Notice of Public Hearing By-law to Amend the Land Use By-law 26-03

## Details

 Published: 03 March 2026

Notice of Public Hearing By-law to Amend the Land Use By-law 26-03 on Wednesday, March 18, 2026 at 4:00 pm at the Upper Nappan Service Centre.

(Visit [cumberlandcounty.ns.ca](http://cumberlandcounty.ns.ca) to verify meeting schedule.)

**Purpose:** To rezone a portion of PID 25067778, 530 John Black Rd., East Amherst from Country Residential (RCou) Zone to the Rural Resource (Rsrc) Zone.

Hearing documents can be viewed at [plancumberland.ca/hearings](http://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](mailto:clerk@cumberlandcounty.ns.ca) or by mail to: Planning Dept, Upper Nappan Service Centre, 1395 Blair Lake Rd, Upper Nappan, NS B4H 3Y4.



**COUNCIL  
PUBLIC HEARING  
Date: December 17<sup>th</sup>, 2025**

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**TO:** Mayor and Council  
**FROM:** Glen Boone, Director of Development and Planning  
**DATE:** December 11<sup>th</sup>, 2025  
**SUBJECT:** **Public Hearing – By-law to Amend the Municipal Planning Strategy 25-12 to redesignate PID 25224874 from Residential to Commercial and By-Law to Amend the Land Use By-Law 25-13 to rezone PID 25224874 from Institutional Zone (INS) to the Mixed-use (CMix) Zone**

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**ORIGIN:** On August 8, 2025, planning staff received an application to redesignate and rezone PID 25224874, located at 40 Chapel St., Springhill and known as formerly St. John’s Baptist Church, to enable the development of a mixed-used, multi-unit, residential building.

PID	Location	Current Designation	Current Zone	Proposed Designation	Proposed Zone	Proposed Use
25224874	Springhill	Residential	Institutional (INS)	Commercial	Mixed-use (CMix)	Multi-unit residential building, commercial retail unit.

**LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT**

MGA Section 205: Requirements for Adoption of Planning Documents

*MPS 5-10: Council shall, on Schedule A, the Future Land Use Map, designate as Commercial lands in serviced communities intended to give priority to a wide range of commercial uses.*

*MPS 5-11: Council shall, on the zoning map of the Land Use By-law, permit the following zones within the Commercial Designation:*

- (a) Downtown Commercial Zone
- (b) Flood Hazard Zone [CHG-403]
- (c) General Commercial Zone
- (d) Highway Commercial Zone
- (e) Institutional Zone
- (f) Mixed-use Zone
- (g) Parks and Open Space Zone

**RECOMMENDATION: No motions to consider at the Public Hearing stage.**



## COUNCIL

## PUBLIC HEARING

**Date: December 17<sup>th</sup>, 2025**

**BACKGROUND:** The subject property, located at 40 Chapel St., Springhill, is 2906.90 sqm. The subject property is zoned institutional and designated residential. On the subject properties is the former site of St. John the Baptist Church, a historical church that was deconsecrated by the Catholic Church and de-registered as a Municipal heritage property in February 2023. The church had to be deregistered to allow for easier redevelopment of the now vacant building. In July 2025, the property was purchased by Brown Castle Holdings Ltd. The principal of the company, Arthur Brown, is a local entrepreneur and farmer, and manages rental properties in Amherst. Having deep roots in the community, Arthur Brown wanted to see such a historic piece of Springhill preserved.

The applicant is proposing to convert the building to a mixed-use, multi-unit residential building. The applicant would like to develop up to 15 units, being a mixture of residential and commercial units. Depending on the amount of funding allocated by the Nova Scotia Affordable Housing Development Program, 4-14 of the 15 units being developed are intended to be designated affordable. The redevelopment of the building will require repair to the existing roof and adding accessibility features such as wheelchair ramps. The applicant is working with an engineer and an architect to prepare building plans for the development, the applicant has provided some concept floor plans. Currently, the floor plans show only 12 units; however, more may be added to the design, subject to architectural advice. The plans included in this package are not meant for building purposes; the concept plans provided are for visualization purposes only.

### **DISCUSSION:**

The proposed redevelopment of 40 Chapel St. would include both residential and commercial uses. The LUB provides two different paths to achieving this.

The first step towards enabling the proposed project is to rezone the lands to Mixed-use (CMix) Zone, which would allow the proponent to develop their project through a future site plan agreement. Prior to amending Schedule A (Zoning Map) of the LUB to rezone the subject lands, an amendment to the MPS Schedule A: Future Land Use Map is required. The subject property is currently designated Residential, while the Institutional (I) zone is among the zones permitted within the Residential designation, CMix is only permitted in the commercial designation.

The second means of permitting both proposed commercial and residential uses would be to rezone the subject property to Multi-Unit Residential (RMul) and permit the proposed project subject to a development agreement. This would not require a designation change, as opposed to the first development path mentioned above.

It is the opinion of staff that the better path to development is to rezone the subject lands to CMix and permit the project subject to a site plan agreement. This path provides the applicant with greater flexibility in terms of development options and construction timing. The applicant is looking to scale their development based on the amount of funding provided by Nova Scotia's Affordable Housing Development Program (and/or other government programs), which will determine the number of residential to commercial units and the number of affordable units



## COUNCIL

## PUBLIC HEARING

**Date: December 17<sup>th</sup>, 2025**

being developed. By rezoning to CMix, there are greater options for commercial unit uses, while still maintaining a public input aspect to the development permitting process. The project would be required to undergo site plan approval, during the site plan agreement process, once funding has been allocated and the details of the development are finalized. This will ensure property owners within the vicinity will have an ability to provide additional input on the proposed development through the appeals process.

Furthermore, the lot setback requirements for the RMul zone and the CMix zone are the same. While the applicant does not intend to substantially change the building footprint, in accordance with the requirements of a future site plan agreement, the applicant may be required to have accessory structures on the site, such as a utility structure and enclosed outdoor waste collection bins. Such structures would be required to be set back the same distance in the CMix Zone and the RMul Zone.

	<i>CMix</i>	<i>RMul</i>	<i>INS</i>
<i>Front / Flank setback</i>	<i>3m</i>	<i>3m</i>	<i>2m</i>
<i>Rear Setback</i>	<i>6m</i>	<i>6m</i>	<i>12m</i>
<i>Side Setback</i>	<i>1.4m</i>	<i>1.4m</i>	<i>6m</i>

The surrounding context of the subject property is very residential, with all adjacent properties being zoned Lower Density Residential. Typical concerns towards developing commercial uses in residential areas largely revolve around imposing on adjacent residential uses, such as traffic impacts, impacts to neighbourhood character, and operating hours. These impacts are addressed during the site plan approval process to ensure the proposed commercial uses are not obnoxious to existing residential uses. Furthermore, CMix zone regulates the permitted commercial uses for the proposed development to ensure permitted commercial uses can integrate into the existing residential community.

The property owner currently does not have plans to substantially change the building footprint. Considering the Institutional (INS) zone has generally larger setbacks, a substantial spatial buffer from adjacent residential uses already exists.

**FINANCIAL IMPLICATIONS:** No direct financial implications or costs to the Municipality. Any upgrading required to establish connections for water and wastewater services is the responsibility of the property owner. As with any new development, including renovations and retrofits, property assessments can increase the potential for new tax revenue.

**ENVIRONMENTAL IMPLICATIONS:** No significant environmental concerns or constraints relating to the proposed development.

The Municipal Director of Public Works has conducted a site visit with the proponent and has had preliminary conversations regarding stormwater management.



## **COUNCIL**

## **PUBLIC HEARING**

**Date: December 17<sup>th</sup>, 2025**

**COMMUNITY ENGAGEMENT:** In accordance with MGA Section 206, this Public Hearing was duly advertised, notices were placed on the municipal website two weeks prior to the scheduled date, on December 3<sup>rd</sup>, 2025. Furthermore, a notice was placed in the Chronicle Herald, a locally circulated newspaper, on December 11<sup>th</sup>, 2025, and a planning notice sign was placed on the property.

The proposed development would be permitted through Site Plan Approval once the rezoning is in effect. This allows the property owners within 100ft (30.5m) of the subject property an opportunity to provide input on the proposed development through the appeals process. Site Plan Agreements are appealable to Council.

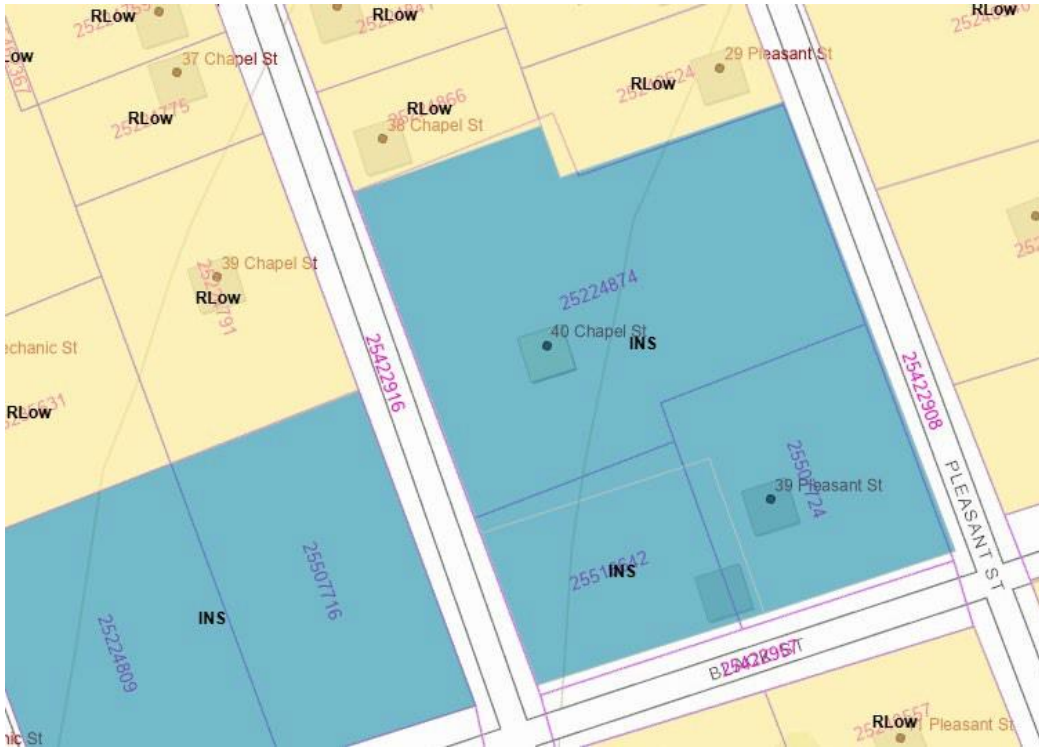
In accordance with MCC Policy 10-12 and MPS Policy 6-24, a Public Information Meeting was held on October 21<sup>st</sup> at the Dr. Carson and Marion Murray, in the CIBC room, from 5:30 to 7:00pm. One member of the community attended the information meeting to speak to some affirmation. They noted that the community had been awaiting information on the new owner's proposed redevelopment of the former church. The community member was pleased to learn that the applicant is mindful of the previous use and aims to redevelop the structure to serve the community housing needs. The public representative was also pleased to hear that the applicant has qualified professionals working on the design and layout for the project. This individual noted a general need for senior housing and a focus on accessibility.

No further comments from the Public had been received as of the date of this report. Any comments received prior to or during the public hearing will form part of the 2<sup>nd</sup> Reading report to Council.

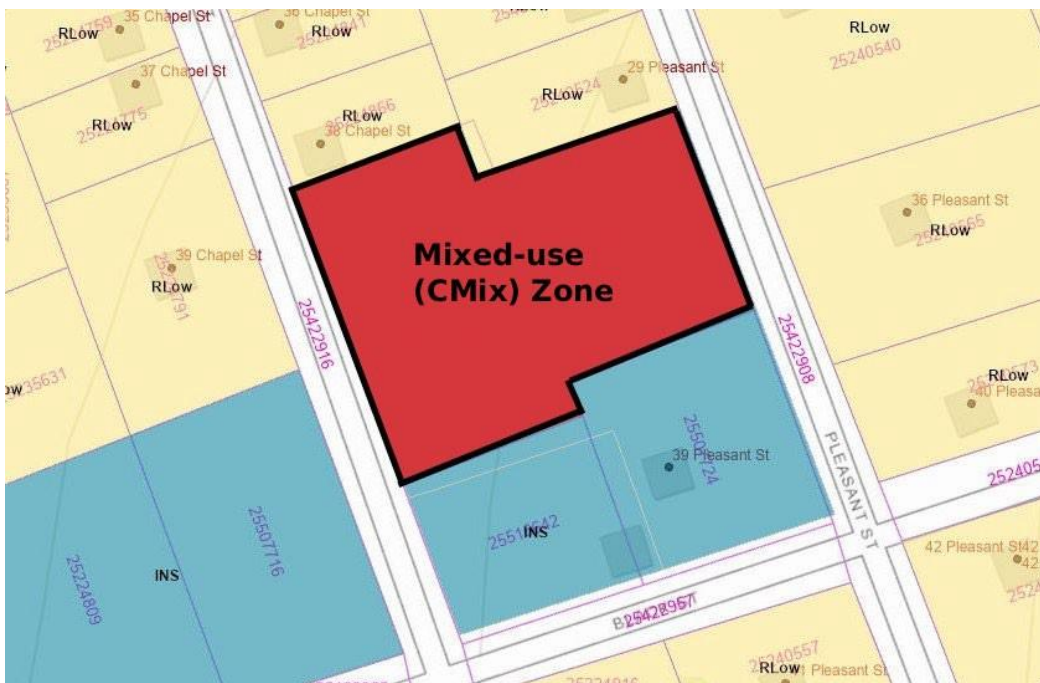
### **ATTACHMENTS:**

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

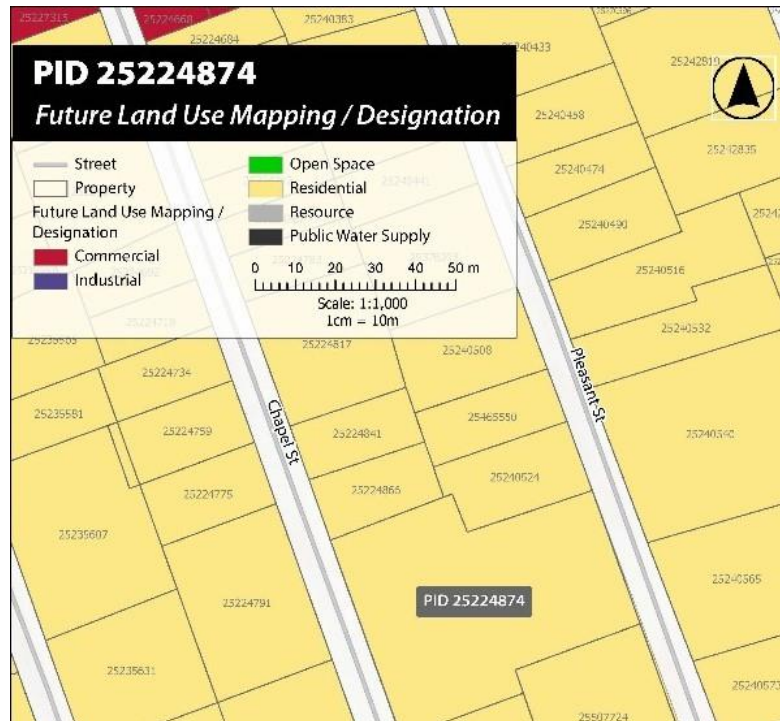
**Attachment A: Zoning Map Change**



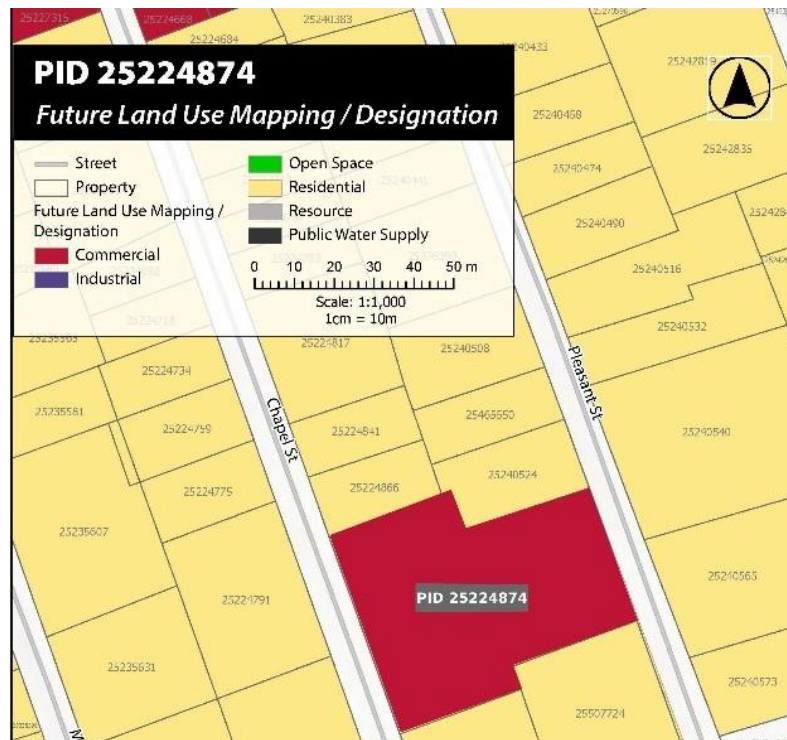
**Changes to**



**Attachment B: Designation Map Change**

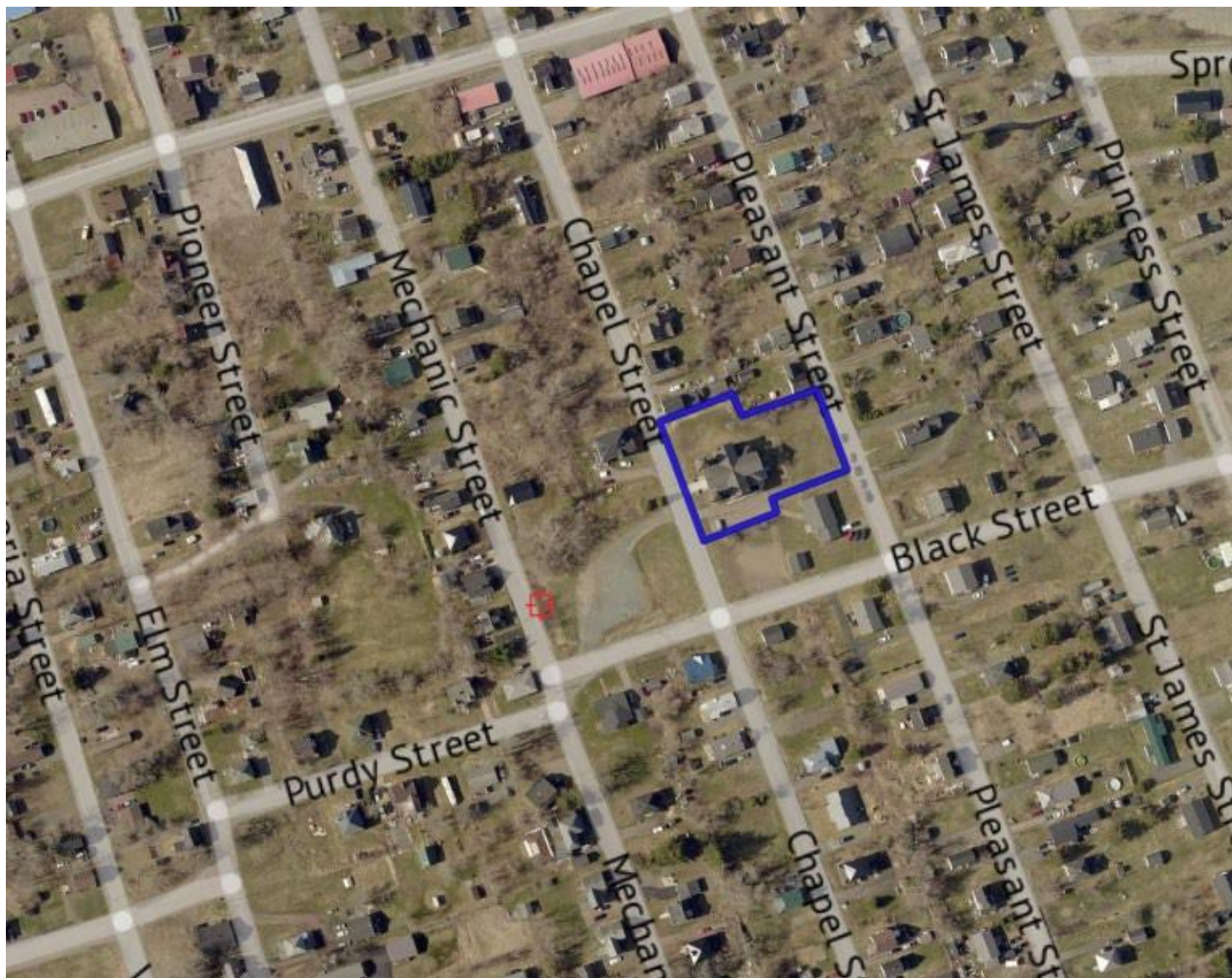


**Changes to**

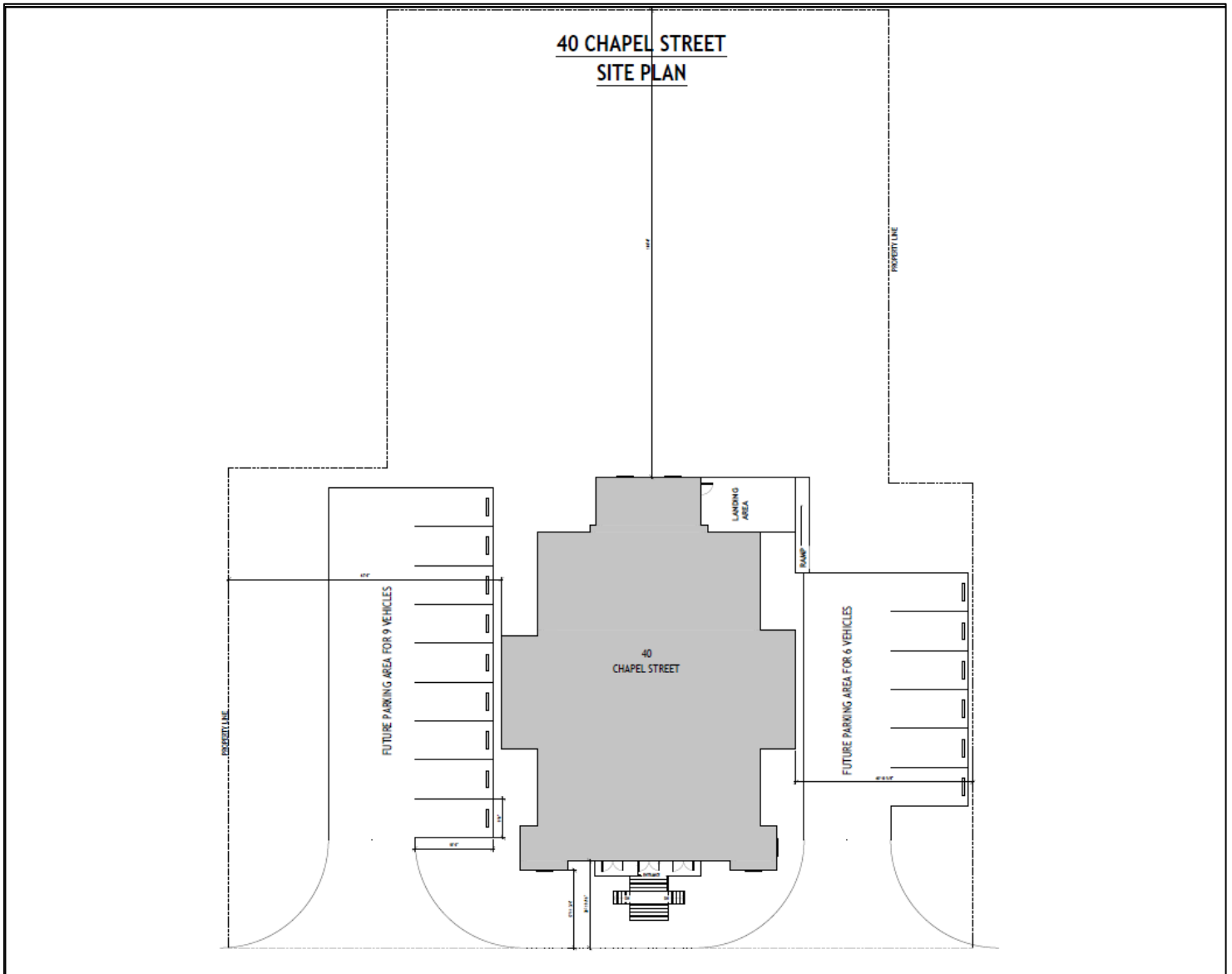


**Attachment C: Aerial and Street Images**





**Attachment D: Concept Site Plan**





**COUNCIL  
PUBLIC HEARING  
Date: December 17<sup>th</sup>, 2025**

**Attachment E: Policy Review**

The tables below reflect the comments of staff’s policy review on the enabling policies of the proposed rezoning. Each table addresses a different enabling policy, including all relevant sub-clauses.

<p><b>MPS Policy 5-11: Council shall, on the zoning map of the Land Use By-law, permit the following zones within the Commercial Designation:</b></p> <ul style="list-style-type: none"> <li>(a) Downtown Commercial Zone</li> <li>(b) Flood Hazard Zone [CHG-403]</li> <li>(c) General Commercial Zone</li> <li>(d) Highway Commercial Zone</li> <li>(e) Institutional Zone</li> <li>(f) Mixed-use Commercial Zone</li> <li>(g) Parks and Open Space Zone</li> </ul>
<p><b>Comment</b></p> <p>With the re-designation to Commercial Designation, the subject lands is permitted to be rezoned to Mixed Use Commercial ( CMix ) Zone.</p>

<p><b>Policy 5-9A: Council shall consider proposals to establish commercial uses in the Lower Density Residential Zone and Multi-unit Residential Zone by development agreement, subject to the following criteria:</b></p>	
<p><b>Requirement</b></p>	<p><b>Comment</b></p>
<p><i>(d) the proposal shall be located in a conversion of an existing building and/or new construction that meets the scale and character of the surrounding neighbourhood</i></p>	<p>While this is a potential development path for the proposal, the scale of development is going to be relative to the amount of funding provided by Nova Scotia’s Affordable Housing Development Program. As such, Staff feels the rezoning and redesignation path allows for greater design flexibility, should the applicant receive more funding than currently anticipated.</p>
<p><i>(e) any potential nuisance on the surrounding neighbourhood shall be limited by the nature of the use and/or restrictions placed on the use, such as screening, building design, and limits on hours of operation; and</i></p>	
<p><i>(f) the proposal shall meet the development agreement policies of Section 6.3.</i></p>	



**COUNCIL**

**PUBLIC HEARING**

**Date: December 17<sup>th</sup>, 2025**

<b>MPS 6-19 Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal;</b>	
<b>Requirement:</b>	<b>Comment:</b>
(a) <i>Is consistent with the intent of this Municipal Planning Strategy</i>	Is consistent with the MPS, granted the redesignation amendment is approved.
(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 related to this project.
<i>(ii) Impacts on existing drinking water supplies, both private and public.</i>	No impacts to 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>	Site has existing connection to Municipal servicing. Director of Public Works has been on site to assess the property.
<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 traffic or congestion hazards are anticipated from this proposal.
<i>(v) The adequacy of fire protective services and equipment;</i>	Fire protective services and equipment is adequate. This has been confirmed with the Director of Protective Services.
<i>(vi) The adequacy and proximity of schools and other community facilities.</i>	Proposed development is centrally located within Springhill. Adequate community facilities are located within the area.
<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 known pollution problems in the area.
<i>(viii) The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i>	No flooding or drainage issues anticipated.
<i>(ix) Impacts on sensitive environments, as identified on Schedule B</i>	Subject property is not located within a sensitive environment, according to Schedule B.
<i>(ixA) Impacts on wildlife corridors</i>	N/A
<i>(x) Impacts on known habitat for species at risk</i>	N/A
<i>(xA) risks presented by geohazards</i>	N/A
<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. Stormwater management for the site has been



**COUNCIL**

**PUBLIC HEARING**

**Date: December 17<sup>th</sup>, 2025**

	discussed with the Director of Public Works.
<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 existing businesses in the surrounding community will be impacted.



## **NOTICE OF PUBLIC HEARINGS**

A Public Hearing regarding the By-law to Amend the Municipal Planning Strategy 25-12 and the By-law to Amend the Land Use By-law 25-13 for the Municipality of Cumberland will be held at

**4:00 pm, Wednesday, December 17<sup>th</sup>, 2025**

in the Council Chambers of the Upper Nappan Service Centre.

Note that this meeting may be rescheduled or conducted online, visit [cumberlandcounty.ns.ca](http://cumberlandcounty.ns.ca) to verify meeting schedule.

### **By-law to Amend the Municipal Planning Strategy 25-12**

- Redesignate PID 25224874, 40 Chapel St., Springhill from Residential to Commercial.

### **By-law to Amend the Land Use By-law 25-13**

- Rezone PID 25224874, 40 Chapel St., Springhill from Institutional (INS) Zone to Mixed-use (CMix) Zone.

Hearing documents can be viewed at [plancumberland.ca/hearings](http://plancumberland.ca/hearings) or by contacting our office at 902-667-2313. Public Hearings are open to the public. You may participate by submitting comments by email to: [Planning@cumberlandcounty.ns.ca](mailto:Planning@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: November 26<sup>th</sup>, 2025**

**TO:** Mayor and Council  
**FROM:** Glen Boone, Director of Development and Planning  
**DATE:** November 17<sup>th</sup>, 2025  
**SUBJECT:** **First Reading – By-law to Amend the Municipal Planning Strategy 25-12 to redesignate PID 25224874 from Residential to Commercial and By-Law to Amend the Land Use By-Law 25-13 to rezone PID 25224874 from Institutional Zone (INS) to the Mixed-use (CMix) Zone**

**ORIGIN:** On August 8, 2025, planning staff received an application to redesignate and rezone PID 25224874, located at 40 Chapel St., Springhill and known as formerly St. John’s Baptist Church, to enable the development of a mixed-used, multi-unit, residential building.

PID	Location	Current Designation	Current Zone	Proposed Designation	Proposed Zone	Proposed Use
25224874	Springhill	Residential	Institutional (INS)	Commercial	Mixed-use (CMix)	Multi-unit residential building, commercial retail unit.

**LEGISLATIVE AUTHORITY:** MGA PART VIII PLANNING AND DEVELOPMENT

MGA Section 205: Requirements for Adoption of Planning Documents

*MPS 5-10: Council shall, on Schedule A, the Future Land Use Map, designate as Commercial lands in serviced communities intended to give priority to a wide range of commercial uses.*

*MPS 5-11: Council shall, on the zoning map of the Land Use By-law, permit the following zones within the Commercial Designation:*

- (a) Downtown Commercial Zone
- (b) Flood Hazard Zone [CHG-403]
- (c) General Commercial Zone
- (d) Highway Commercial Zone
- (e) Institutional Zone
- (f) Mixed-use Zone
- (g) Parks and Open Space Zone

**RECOMMENDATION:** THAT Council approve First Reading of By-Law to Amend the Municipal Planning Strategy 25-12 to redesignate PID 25224874, 40 Chapel St., Springhill from Residential to Commercial and By-Law to Amend the Land Use By-Law 25-13 to rezone PID 25224874, 40 Chapel St., Springhill from Institutional (INS) Zone to Mixed-use (CMix) Zone AND Schedule a Public Hearing.



## COUNCIL

## FIRST READING

**Date: November 26<sup>th</sup>, 2025**

**BACKGROUND:** The subject property, located at 40 Chapel St. Springhill, is 2906.90 sqm. The subject property is zoned institutional and designated residential. On the subject properties is the former site of St. Johns the Baptist Church, a historical church that was deconsecrated by the Catholic Church and de-registered as a Municipal heritage property in February 2023. The church had to be deregistered to allow for easier re-development of the now vacant building. In July 2025, the property was purchased by Brown Castle Holdings Ltd. The principal of the company, Arthur Brown, is a local entrepreneur and farmer, and manages rental properties in Amherst. Having deep roots in the community, Arthur Brown wanted to see such a historic piece of Springhill preserved.

The applicant is proposing to convert the building to a mixed use, multi-unit residential building. The applicant would like to develop up to 15 units, being a mixture of residential and commercial units. Depending on the amount of funding allocated by the Nova Scotia Affordable Housing Development Program, 4-14 of the 15 units being developed are intended to be designated affordable. The redevelopment of the building will require repair to the existing roof and adding accessibility features such as wheelchair ramps. The applicant is working with an engineer and an architect to prepare building plans for the development, currently the applicant has provided some concept floor plans. Currently the floor plans show only 12 units, however, more may be added to the design, subject to architectural advice. The plans included in this package are not meant for building purposes, the concept plans provided are for visualization purposes only.

### **DISCUSSION:**

The proposed redevelopment of 40 Chapel St. would include both residential and commercial uses. The LUB provides two different paths to achieving this.

The first step towards enabling the proposed project is to rezone the lands to Mixed-use (CMix) Zone, which would allow the proponent to develop their project through a future site plan agreement. Prior to amending Schedule A (Zoning Map) of the LUB to rezone the subject lands, an amendment to the MPS Schedule A: Future Land Use Map is required. The subject property is currently designated Residential, while the Institutional (I) zone is among the zones permitted within the Residential designation, CMix is only permitted in the commercial designation.

The second means of permitting both proposed commercial and residential uses would be to rezone the subject property to Multi-Unit Residential (RMul) and permit the proposed project subject to a development agreement. This would not require a designation change, as opposed to the first development path mentioned above.

It is the opinion of staff that the better path to development is to rezone the subject lands to CMix and permit the project subject to a site plan agreement. This path provides the applicant with greater flexibility in terms of development options and construction timing. The applicant is looking to scale their development based on the amount of funding provided by Nova Scotia's Affordable Housing Development Program (and/or other government programs), which will determine the number of residential to commercial units and the number of affordable units



## COUNCIL

## FIRST READING

Date: November 26<sup>th</sup>, 2025

being developed. By rezoning to CMix, there are greater options for commercial unit uses, while still maintaining a public input aspect to the development permitting process. The project would be required to undergo site plan approval, during the site plan agreement process, once funding has been allocated and the details of the development are finalized. This will ensure property owners within the vicinity will have an ability to provide additional input on the proposed development through the appeals process.

Furthermore, the lot setback requirements for the RMul zone and the CMix zone are the same. While the applicant does not intend to substantially change the building footprint, in accordance with the requirements of a future site plan agreement, the applicant may be required to have accessory structures on the site such as a utility structure and enclosed outdoor waste collection bins. Such structures would be required to be set back the same distance in the CMix Zone and the RMul Zone.

	<i>CMix</i>	<i>RMul</i>	<i>INS</i>
<i>Front / Flank setback</i>	<i>3m</i>	<i>3m</i>	<i>2m</i>
<i>Rear Setback</i>	<i>6m</i>	<i>6m</i>	<i>12m</i>
<i>Side Setback</i>	<i>1.4m</i>	<i>1.4m</i>	<i>6m</i>

The surrounding context of the subject property is very residential, with all adjacent properties being zoned Lower Density Residential. Typical concerns towards developing commercial uses in residential areas largely revolve around imposing on adjacent residential uses such as traffic impacts, impacts to neighborhood character, operating hours. These impacts are addressed during the site plan approval process to ensure the proposed commercial uses are not obnoxious to existing residential uses. Furthermore, CMix zone regulates the permitted commercial uses for the proposed development to ensure permitted commercial uses can integrate into the existing residential community.

The property owner currently does not have plans to substantially change the building footprint. Considering the Institutional (INS) zone has generally larger setbacks, a substantial spatial buffer from adjacent residential uses already exists.

**FINANCIAL IMPLICATIONS:** No direct financial implications or costs to the Municipality. Any upgrading required to establish connections for water and wastewater services is the responsibility of the property owner. As with any new development, including renovations and retrofits, property assessments can increase the potential for new tax revenue.

**ENVIRONMENTAL IMPLICATIONS:** No significant environmental concerns or constraints relating to the proposed development.

The Municipal Director of Public Works has conducted a site visit with the proponent and has had preliminary conversations regarding stormwater management.



## **COUNCIL**

### **FIRST READING**

**Date: November 26<sup>th</sup>, 2025**

**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.

The proposed development would be permitted through Site Plan Approval once the rezoning is in effect. This allows the property owners within 100ft (30.5m) of the subject property an opportunity to provide input on the proposed development, through the appeals process. Site Plan Agreements are appealable to Council.

In accordance with MCC Policy 10-12 and MPS Policy 6-24, a Public Information Meeting was held on October 21<sup>st</sup> at the Dr. Carson and Marion Murray, in the CIBC room, from 5:30 to 7:00pm. One member of the community attended the information meeting, to speak to some affirmation. They noted that the community had been awaiting information on the new owner's proposed redevelopment of the former church. The community member was pleased to learn the applicant is mindful of the previous use and aims to redevelop the structure to serve the community housing needs. The public representative also was pleased to hear the applicant has qualified professionals working on the design and layout for the project. This individual noted a general need for senior housing and a focus on accessibility.

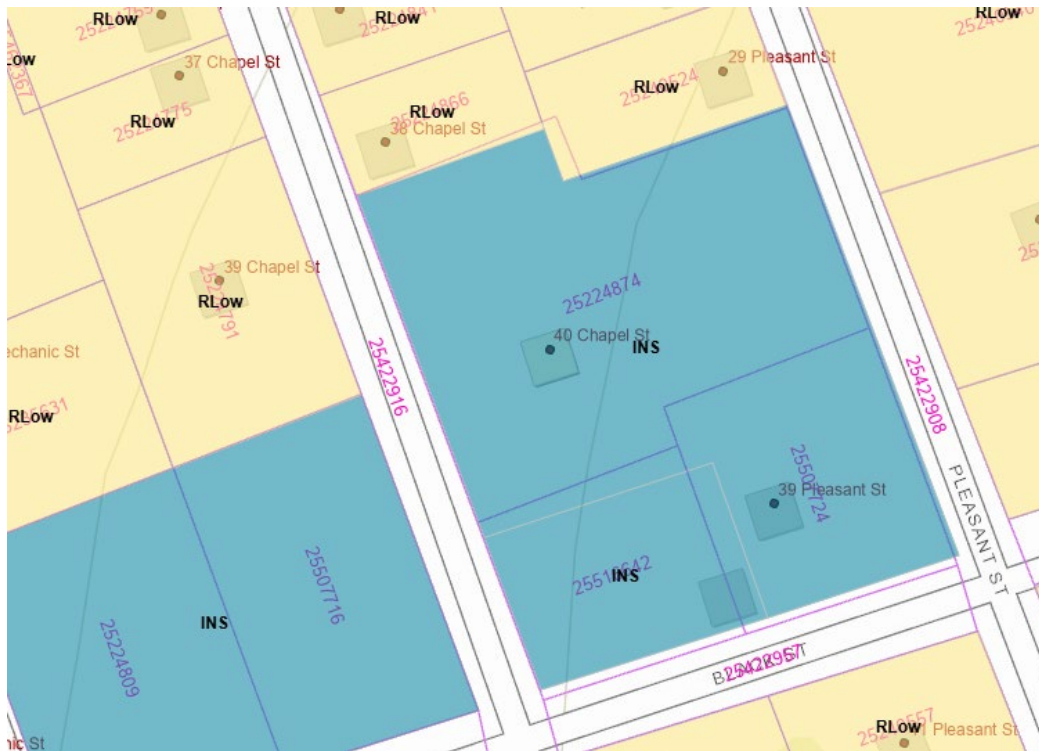
### **ALTERNATIVES:**

- Council may defer the issue to a later date
- Request further information
- Reject the proposed amendments and request the applicant to pursue a rezoning to RMul and pursue a Development Agreement through policy 5-9A, or
- Reject the proposed amendment based on conflict with a policy in the Municipal Planning Strategy.

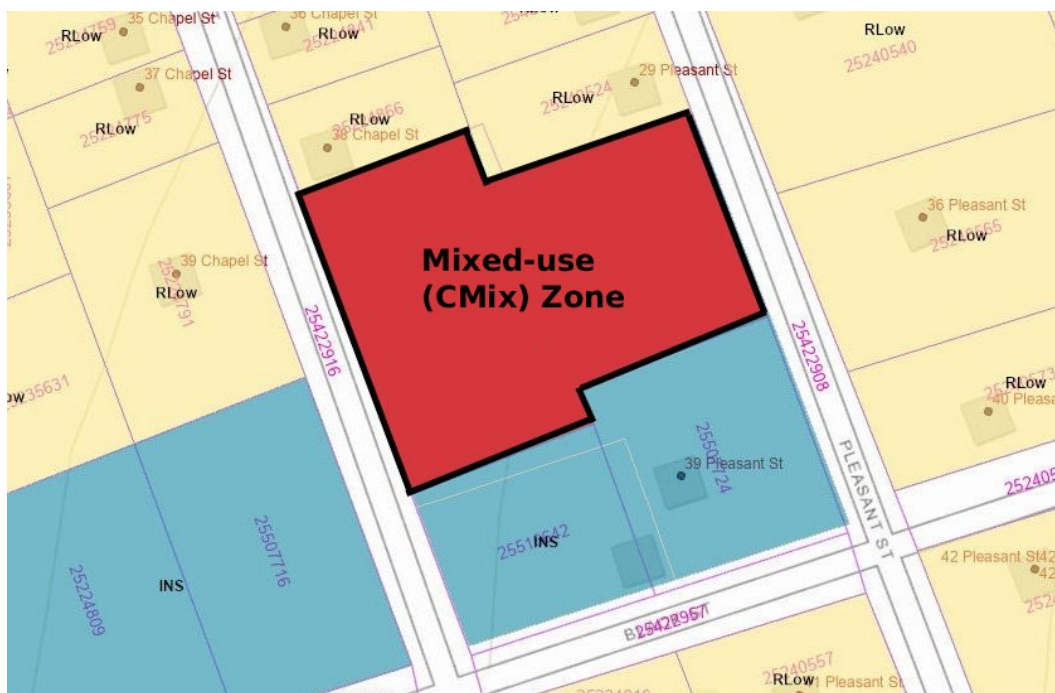
### **ATTACHMENTS:**

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

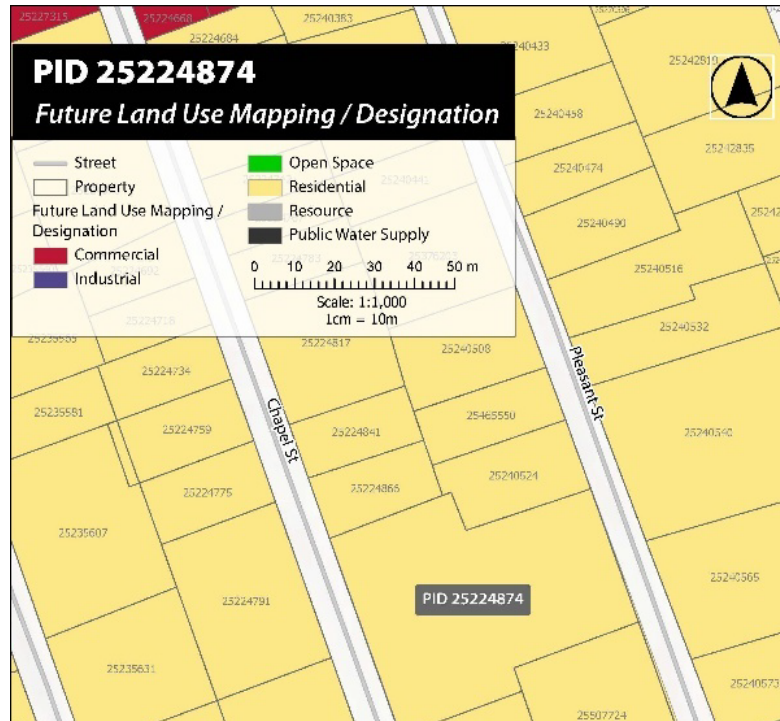
**Attachment A: Zoning Map Change**



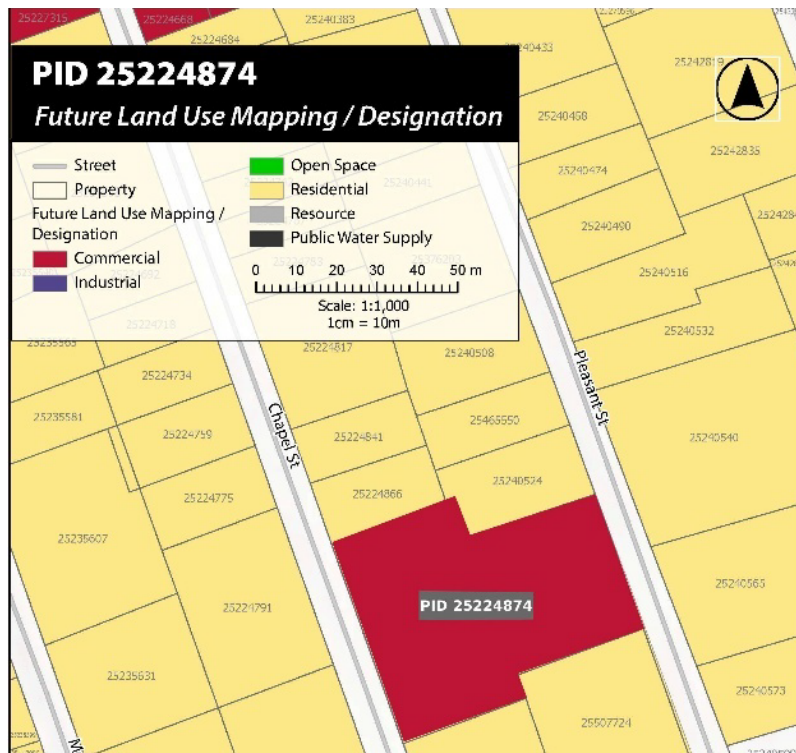
**Changes to**



**Attachment B: Designation Map Change**

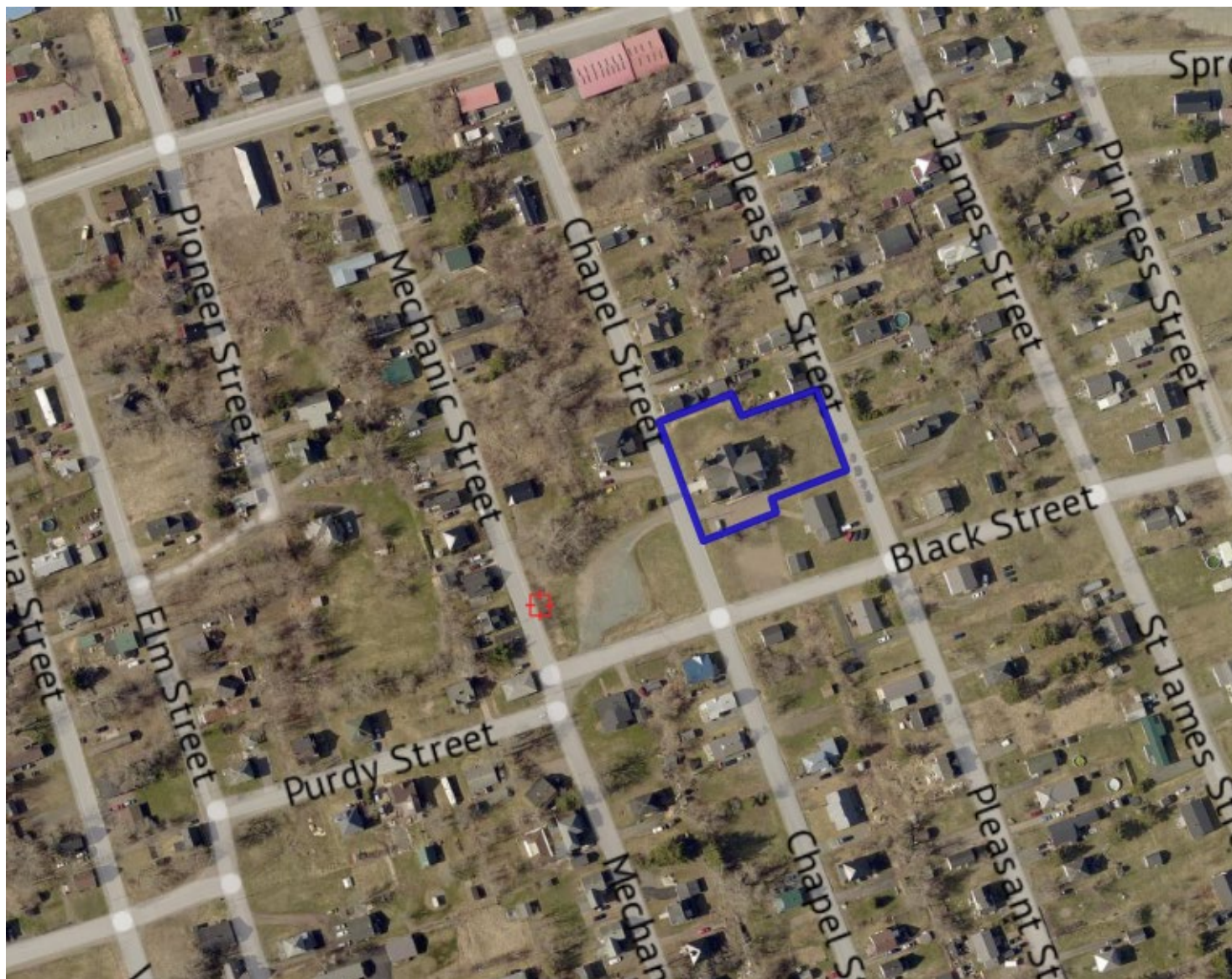


**Changes to**

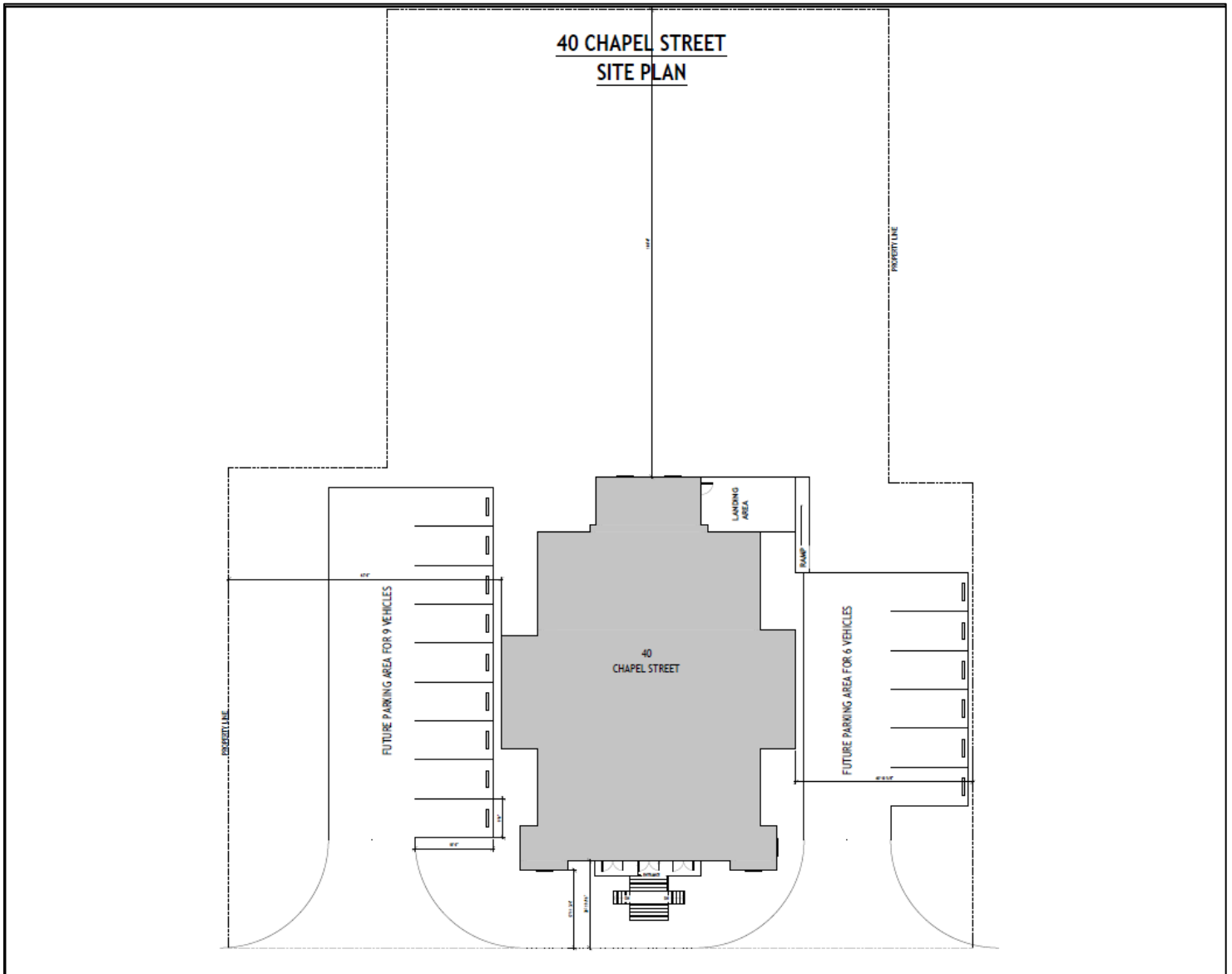


**Attachment C: Aerial and Street Images**





**Attachment D: Concept Site Plan**





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**Attachment E: Policy Review**

The tables below reflect the comments of staff’s policy review on the enabling policies of the proposed rezoning. Each table addresses a different enabling policy, including all relevant sub-clauses.

<p><b>MPS Policy 5-11: Council shall, on the zoning map of the Land Use By-law, permit the following zones within the Commercial Designation:</b></p> <ul style="list-style-type: none"> <li>(a) Downtown Commercial Zone</li> <li>(b) Flood Hazard Zone [CHG-403]</li> <li>(c) General Commercial Zone</li> <li>(d) Highway Commercial Zone</li> <li>(e) Institutional Zone</li> <li>(f) Mixed-use Commercial Zone</li> <li>(g) Parks and Open Space Zone</li> </ul>
<p><b>Comment</b></p> <p>With the re-designation to Commercial Designation, the subject lands is permitted to be rezoned to Mixed Use Commercial ( CMix ) Zone.</p>

<p><b>Policy 5-9A: Council shall consider proposals to establish commercial uses in the Lower Density Residential Zone and Multi-unit Residential Zone by development agreement, subject to the following criteria:</b></p>	
<p><b>Requirement</b></p>	<p><b>Comment</b></p>
<p><i>(d) the proposal shall be located in a conversion of an existing building and/or new construction that meets the scale and character of the surrounding neighbourhood</i></p>	<p>While this is a potential development path for the proposal, the scale of development is going to be relative to the amount of funding provided by Nova Scotia’s Affordable Housing Development Program. As such, Staff feels the rezoning and redesignation path allows for greater design flexibility, should the applicant receive more funding than currently anticipated.</p>
<p><i>(e) any potential nuisance on the surrounding neighbourhood shall be limited by the nature of the use and/or restrictions placed on the use, such as screening, building design, and limits on hours of operation; and</i></p>	
<p><i>(f) the proposal shall meet the development agreement policies of Section 6.3.</i></p>	



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<b>MPS 6-19 Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal;</b>	
<b>Requirement:</b>	<b>Comment:</b>
(a) <i>Is consistent with the intent of this Municipal Planning Strategy</i>	Is consistent with the MPS, granted the redesignation amendment is approved.
(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 related to this project.
<i>(ii) Impacts on existing drinking water supplies, both private and public.</i>	No impacts to 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>	Site has existing connection to Municipal servicing. Director of Public Works has been on site to assess the property.
<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 traffic or congestion hazards are anticipated from this proposal.
<i>(v) The adequacy of fire protective services and equipment;</i>	Fire protective services and equipment is adequate. This has been confirmed with the Director of Protective Services.
<i>(vi) The adequacy and proximity of schools and other community facilities.</i>	Proposed development is centrally located within Springhill. Adequate community facilities are located within the area.
<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 known pollution problems in the area.
<i>(viii) The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i>	No flooding or drainage issues anticipated.
<i>(ix) Impacts on sensitive environments, as identified on Schedule B</i>	Subject property is not located within a sensitive environment, according to Schedule B.
<i>(ixA) Impacts on wildlife corridors</i>	N/A
<i>(x) Impacts on known habitat for species at risk</i>	N/A
<i>(xA) risks presented by geohazards</i>	N/A
<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. Stormwater management for the site has been



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	discussed with the Director of Public Works.
<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 existing businesses in the surrounding community will be impacted.