

Municipality of Colchester
Land Use Bylaw Amendments
Lands of Tammy Perrin and Paul Frizzell
SUMMARY

SITE
Location: 1786 Truro Road, Hilden, PID 20251229 Community: Hilden FLUM: C Commercial Designation, Schedule B of the MPS Zoning: C1 General Commercial Schedule A of the LUB

REQUEST
Applicants: Tammy Perrin and Paul Frizzell Property Owners: Paul Frizzell and Tammy Perrin Existing Land Use: Existing Garage, shed, and storage containers Proposed Use: Residential – Single Unit Dwelling Application Date: July 27, 2026

PROPOSAL
The application is to amend the Colchester Land Use Bylaw to rezone the subject property from C1 – General Commercial Zone to R2 – Double Dwelling Unit Zone. The request for rezoning is to permit the property to be used for residential purposes. Should the rezoning be successful the applicant is intending to apply for a building permit for a residential single unit dwelling.

POLICY CONSIDERATION
Key Policy Considerations included: • Policies 6-16 and 4-41 allows Council to consider through amendment to the Land Use Bylaw requests to rezone lands to the Double Dwelling Unit Zone • Policies, 6-17, and 6-25 through 6-28 outline the criteria for consideration as part of the Land Use Bylaw amendment process.

KEY ISSUES
An amendment to the Colchester Land Use Bylaw is requested to allow the property to be used for residential purposes The proposed rezoning is compatible with the existing neighbourhood, is serviced with Municipal Sewer, and there is existing on site water via a shared well. Access is provided from a provincially owned and maintained road,

RECOMMENDATION
Staff conclude that the proposed Land Use Bylaw amendment is properly before Council and recommend that it be approved as presented. This is a good use of property. If the Land Use Bylaw amendment is approved by Municipal Council, a 14 day appeal period follows as per the Municipal Government Act.

Land Use Bylaw Amendment 1786 Truro Road, Hilden

August 2026

Land Use Bylaw Amendment
PID 20251229



Planner's Report

**1786 Truro Road, Hilden PID 20251229
Lands of Paul Frizzell and Tammy Perrin**

Amendments to the Municipality of Colchester Land Use Bylaw (2025)

September 2026

Application:

Council is in receipt of an application from Tammy Perrin and Paul Frizzell to amend the Colchester Land Use Bylaw to rezone property located at 1786 Truro Road, Hilden, PID 20251229 from C1–General Commercial Zone to R2–Double Dwelling Unit Zone.

Refer to Appendix #1 for the application.

Site Characteristics:

The subject property, currently consisting of a garage, shed, and storage containers, is located along the north side of Truro Road, Hilden and is 1902 square metres (0.47 acres) in size.

Property Site Map



Land uses in the area are comprised of residential uses, commercial, and institutional uses.

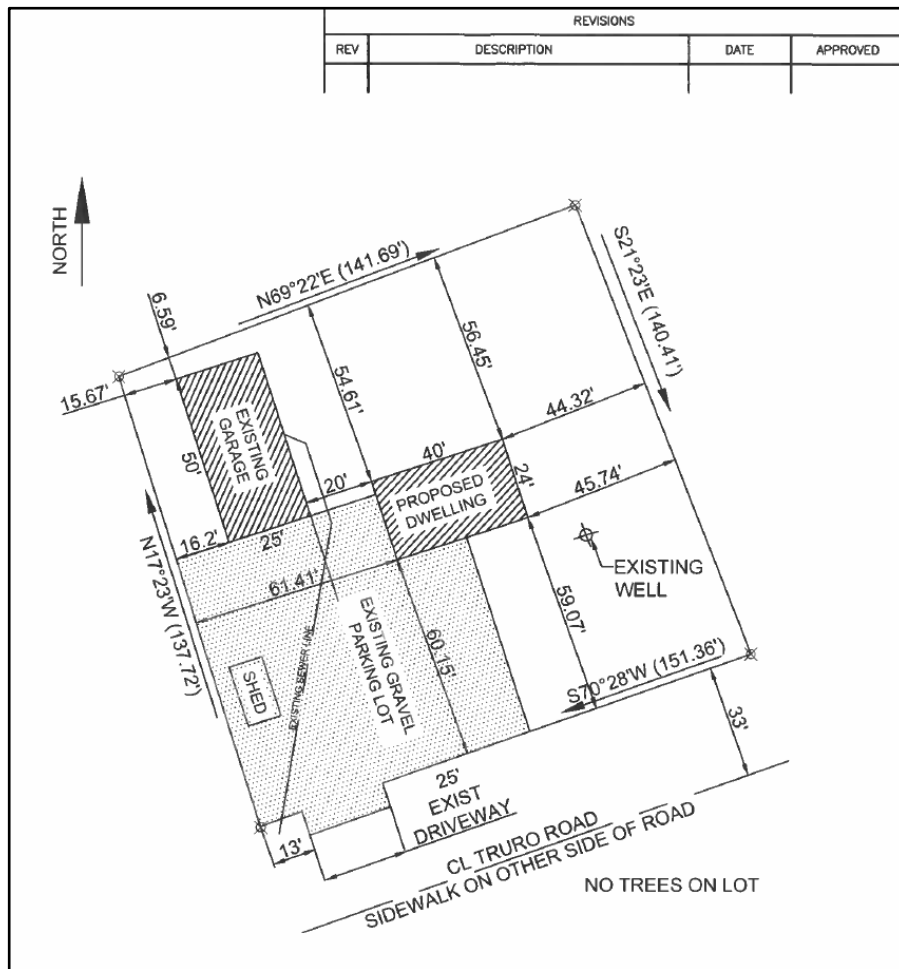
Please refer to Appendix 2, photographs.

Proposal:

Historically, this property was zoned C1 – General Commercial Zone and this zoning was carried through in the Colchester Municipal Planning Strategy and Land Use Bylaw as adopted in 2025. The property has not been utilized for commercial uses in recent times and presently consists of an existing garage, shed, and storage containers.

The applicants, Tammy Perrin and Paul Frizzell applied to amend the Land Use Bylaw to rezone the subject property from C1, General Commercial Zone to R2, Double Dwelling Unit Zone.

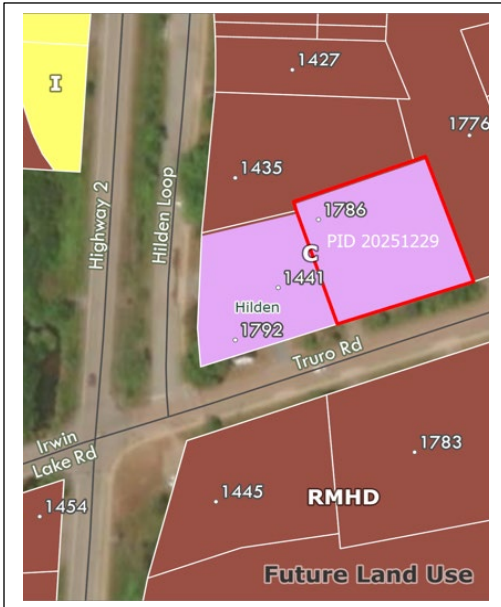
The request for rezoning is to permit the property to be used for a residential purpose; a single unit dwelling. As outlined on the proposed site plan, the proposal includes removal of the existing shed and storage containers and the addition of a single unit dwelling. The existing garage will remain on the property.



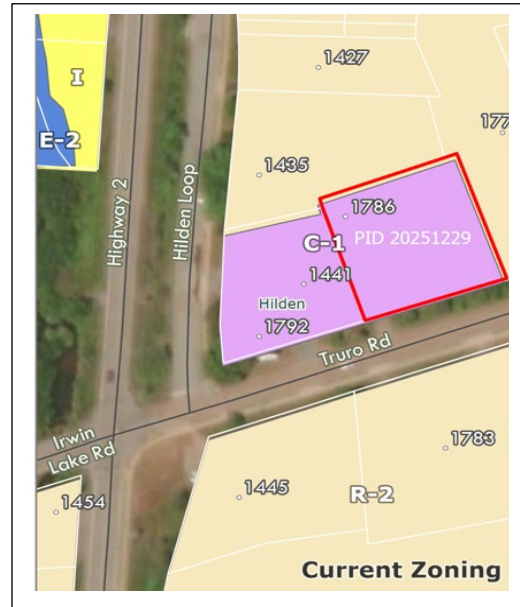
2025 Municipal Planning Strategy and Land Use By-law:

This property is designated as C, Commercial on the Future Land Use Map, Schedule B, of the Municipal Planning Strategy (MPS). It is currently zoned C1, General Commercial, in Schedule A of the Land Use Bylaw.

Existing Future Land Use Map



Existing Zoning Map



There are numerous Planning Strategy policies relevant to this type of application. Excerpts of specific applicable policies include the following:

In the MPS, Policy 6-16 allows Council to consider through amendment to the Land Use Bylaw requests to rezone lands provided the land to be rezoned is adjacent to a designation that permits the proposed zone.

Policy 6-16: 1 Council shall consider amendments to the maps of the Land Use Bylaw when the proposed zoning changes is not specifically prohibited within this Plan and at least one of the following three conditions is true:

- a. ...*
- b. ...*
- c. notwithstanding the zones permitted with the land to be rezoned is adjacent to a designation that permits the proposed zone. For clarity,*

land that abuts a right-of-way such as a street, is considered to be adjacent to the designation on the other side of the right-of-way.

As outlined above, the subject property is designated Commercial and residential uses are not included as permitted within the Commercial designation. Excepting the property to the west of the subject property, adjacent properties are designated RMHD – Residential Medium High Density, and in accordance with Policy 4-41, R2 – Double Dwelling Unit Zone is a permitted zone within the RMHD designation. Therefore, staff have determined that the parameters of Policies 6-16 and 4-41 have been met.

Policies 6-17, 6-25, 6-26, 6-27, and 6-28 provide Council criteria for consideration as part of a Land Use Bylaw amendment. Based on these criterions, the following observations are offered:

Compliance with Municipal Planning Strategy (MPS) and other Applicable Bylaws

- The proposal conforms to the MPS and all other applicable bylaws.

Compatibility of the Proposal

Municipal Services

- There will be no additional public costs associated with the proposed rezoning
- The property is located within a municipal sewer service area. There is an existing sewer lateral to this property.
- Municipal water services are not available

On-site Water

- Upon review of the warranty deed registered February 16, 2024 there is an agreement whereby the adjacent property located at 1792 Truro Road, PID 20171450 has the right to use the water from the well located on 1786 Truro Road, PID 20251229, and the right to maintain piping to said well

Existing Neighbourhood

- As outlined above, the adjacent properties are zoned residential, thus the proposed rezoning and a single unit dwelling is an appropriate and good use of the property
- The Development Officer has reviewed the proposal and has found the proposed rezoning to be acceptable

Storm Water Management

- Municipal Public Works have reviewed this application and advised that the proposed development is comparable to the existing footprint of current structures and thus not creating any additional storm water runoff
- Additionally, a rezoning to R2 – Double unit Dwelling Zone would be considered a less intensive zone than the current zoning, resulting in an overall improvement to the stormwater runoff and would not require a submission of a Stormwater Management Plan for review
- Nova Scotia Public Works have advised they concur with Municipal Public Works and are not requiring a submission of a Stormwater Management Plan for review

Correspondence from External Agencies:

- **Nova Scotia Public Works (NSPW)** have reviewed the proposal and have found it acceptable for access

Conclusions / Recommendation:

The proposal to rezone the subject property from C1 – General Commercial to R2 – Double Dwelling Unit Zone is a good use of the property. The purpose of the rezoning is to permit a residential single unit dwelling. Should the rezoning be approved, the permitted uses of the property would be as outlined in Section 13.1 of the Land Use Bylaw.

This application is complete and properly before Council. It is recommended that Council:

- approve the request to amend the Municipality of Colchester Land Use Bylaw to rezone 1786 Truro Road, PID 20251229 from C1 – General Commercial to R2 – Double Dwelling Unit Zone. A successful adoption of the amendments to the Land Use Bylaw will require advertising of approvals, with a 14 day appeal period.

Respectfully submitted,

Jill McGillicuddy

APPENDICES

Appendix 1.....Application

Appendix 2.....Photos

TO: Mayor and Council

FROM: Jill McGillicuddy, Senior Planner

SUBJECT: Application for a Land Use Bylaw amendment to rezone property located at 1786 Truro Road, PID 20251229, Hilden from C1 – General Commercial to R2 – Double Dwelling Unit Zone.

DATE: August 27, 2025

Please find attached an application by Tammy Perrin and Paul Frizzell for your consideration. Their request involves land they own and is located on 1786 Truro Road, Hilden, NS PID 20251229.

This application is for consideration of an amendment to the Colchester Land Use Bylaw to rezone property located at 1786 Truro Road, PID 20251229 from C1 – General Commercial to R2 – Double Dwelling Unit Zone. Should the rezoning be successful, the development of a residential single unit dwelling is proposed. Please refer to the attached documents for further detail.

Attachments

Appendix A – Applicant Form

Appendix B – Applicant Letter to Council

Appendix C – Subject Site Plan

Appendix D – Site Location Map



Appendix A



Application Form - Municipality of Colchester

(For Municipal Planning Strategy/Land Use By-law Amendments,
including Rezoning, and Development Agreements)

APPLICANT INFORMATION

Name: <u>Paul Frizzell</u>	Property Owner: _____ ☒ Same
Mailing Address: <u>447 Louisville Rd.</u> <u>Louisville, N.S.</u> <u>Box 110</u>	Signature of Owner: _____ (if different)
Phone: <u>902 324 3001</u>	Mailing Address: _____ ☒ Same
Date: <u>July 27, 2026</u>	Signature: <u>Paul Frizzell</u>

PROJECT INFORMATION

Location / Site Address: _____ <u>1786 Truro Rd., Hilden</u>	Community: <u>Hilden</u>
Present Zoning: <u>Commercial</u>	Request For: ☒ Amendments to MPS/LUB, including Rezoning ☐ Development Agreement
Reason for Request: <u>Change zoning from</u> <u>Commercial to residential to build</u> <u>a home on property.</u>	
Brief Description of Proposal: <u>To build a 24 x 40 house, single story</u>	
Materials Submitted: ☒ Site Plan ☐ Landscape Plan ☒ Survey/ Plot Plan ☒ Engineering Drawings ☒ Building Plans ☐ Other _____ ☒ \$600 Application Fee	

Appendix B

July 27, 2026

The Honorable
Mayor of Colchester County
Municipality of Colchester
1 Church St.
Iruro NS.
B2N 3Z5

Subject: Rezoning of property at 1786 Iruro Rd, Hilden

Dear Mayor Blair and Council

Please accept this application for zoning change from commercial to residential at 1786 Iruro Rd so we can build a home there.

We hope you find all the information you require.

Respectfully

Tammy Perri and Paul Trizzell

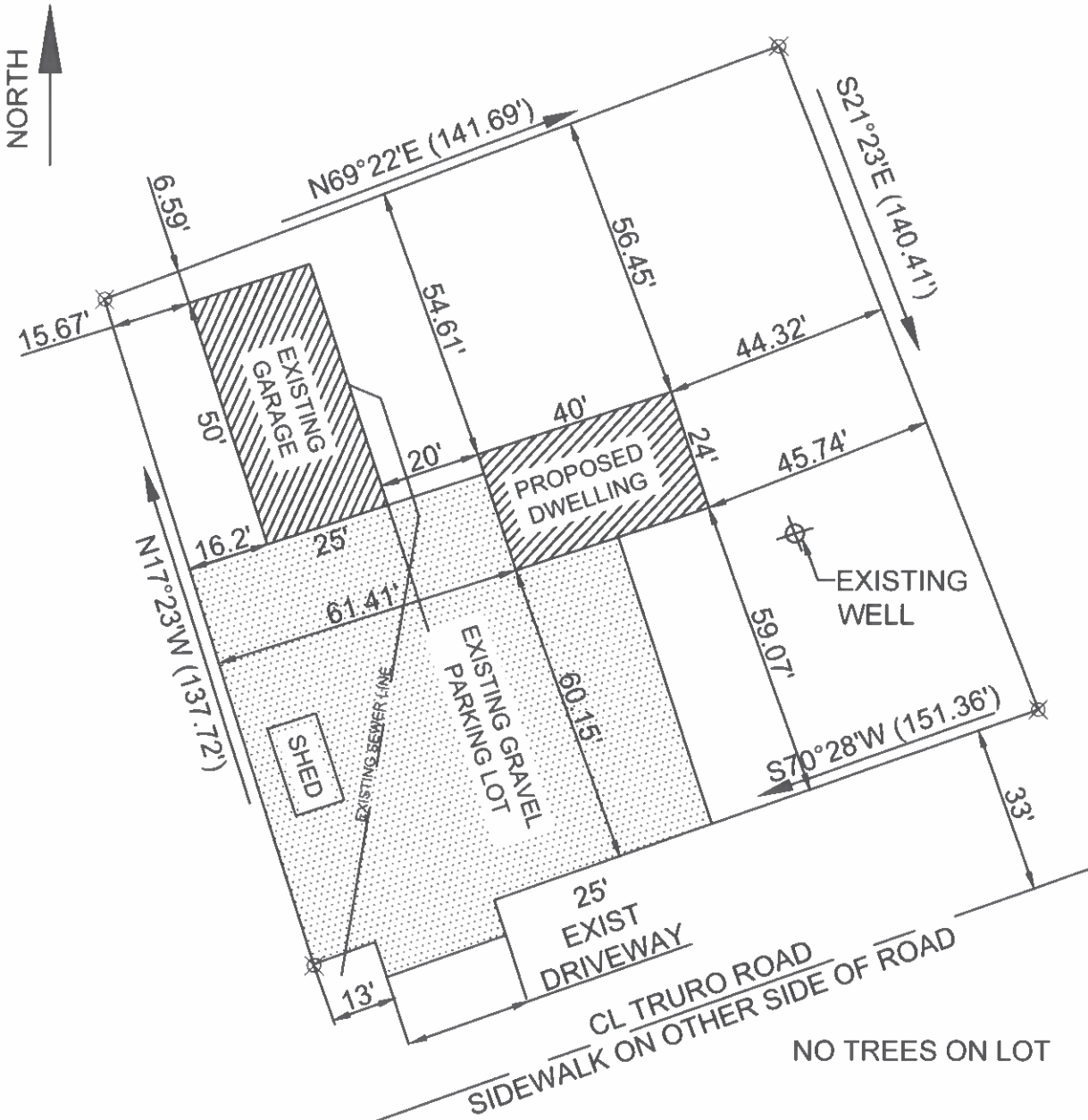
447 Louisville Rd.
Louisville, NS.
Box 110

902 324 3001

email: perrintammy@gmail.com

Appendix C

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED



DRAWN S.G.		DATE 02/26		Lands of Paul Allen Frizzell & Tammy Mae Perrin TITLE Plan of 1786 Truro Road PID 20251229			
CHECKED		DATE					
APPROVED		DATE					
		SIZE A	FSCM NO.	DWG. NO.		REV	
		SCALE		SHEET			

Appendix D – Site Location Map



Appendix 2



1786 Truro Road – Existing Storage containers (to be removed)



1786 Truro Road – Existing Shed (to be removed) and Garage (to remain)



1792 Truro Road – Property to the west of subject property



1785 Truro Road – Property to the south of the subject property



1776 Truro Road – Property to the east of subject property