
TO: Mayor and Council
FROM: Pam Macintosh, Manager of Planning Services
SUBJECT: Amendment to the Colchester Land Use By-law for the establishment of a salvage yard in Greenfield. PID 20045761.
DATE: April 16, 2026

Issue:

This proposed amendment to the Colchester Land Use By-law (LUB), is guided by Municipal staff working together with the applicant (Scott Hill) and the provincial Department of Environment to legitimize Mr. Hill's salvage yard on a portion of a property in the Greenfield area. The application can be found in Appendix 1.

The property located at 803 Union 2 Road is about 100 acres in size and is currently zoned Rural General (RG). About 10 acres of this property is used as a salvage yard. Please refer to Appendix 2, Site map and see Photographs, Appendix 3.

Background:

Mr. Scott started setting up this salvage yard a few years ago when there was no zoning in this area. However, it has since grown to a size that requires provincial approval plus there is now zoning in place county-wide. One of the province's requirements is that the property have municipal authorization and after discussions with both Mr. Hill and Environment staff, this rezoning process will ensure that all involved in this process are satisfied and agree on expectations.

The remaining acreage will stay as Rural General, including the existing house and outbuildings. Land uses in the area are primarily resourced based, including forestry, and aggregate extraction. The Cape Breton and Central Nova Scotia Railway runs along the back of this portion of the property, with the Salmon River on the other side of the railway tracks.

Subsection 4.7.3 (page 43), of the Colchester Municipal Planning Strategy (MPS) contains Policy 4-93, which enables Council to consider amendments to rezone lands to Rural Industrial (RM). Subsections 6.2.4 (page 88) and 6.3.3 (page 92) of the MPS, contains policies for evaluating land use amendments.



Current Zoning – Rural General



Proposed zoning of 10 acres to Rural Industrial

Discussion:

As part of any rezoning evaluation, numerous internal and external agencies were consulted. Besides ongoing discussions and meetings with Environment staff, Building Inspection staff will ensure that any buildings associated with the business meet code requirements for this type of business; Development staff are satisfied with the site layout and note that a berm, over 2m in height, is installed around the perimeter of the storage area and that a solid fence is under construction along the entrance to the property. They will work with the applicant to ensure this gets completed; Both NSPW and Municipal PW are satisfied; and the Salmon River Fire Brigade have reviewed the application and state that they see minimal risk and have enough resources available for most outcomes.

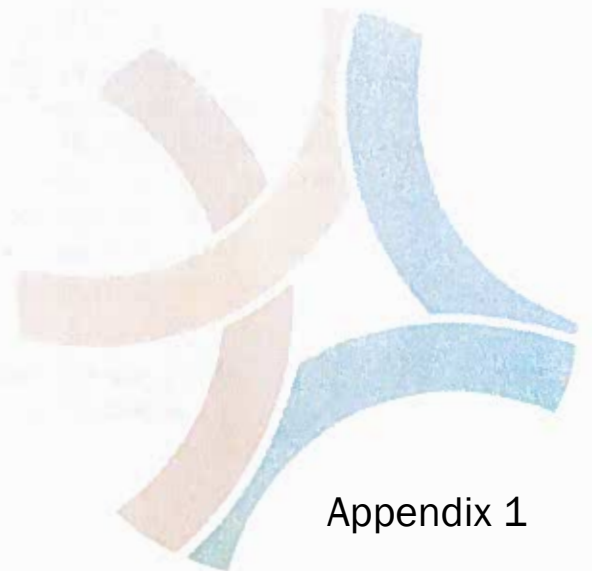
As stated previously, municipal staff continue to work directly with Environment staff to satisfy required regulations and to ensure that Mr. Hill can continue with his livelihood.

Conclusion and Recommendation:

Staff is recommending the rezoning of this 10-acre area, as shown on the Location map, to Rural Industrial from Rural General. This will allow Mr. Hill to continue with his business as he will then be able to meet all requirements of the province for the establishment of a salvage yard.

TO: Mayor and Council
FROM: Pam Macintosh, Manager of Planning Services
SUBJECT: Rezoning application by Scott Hill, Import Heaven Auto Services, for
Lands owned by Angel Adams, PID 20045761, Greenfield
DATE: January 21, 2026

Please find attached a letter of request and an application by Scott Hill, owner of Import Heaven Auto Services, for your consideration. The request is to rezone a portion of this property to Rural Industrial from Rural General, for an auto salvage business.





Application Form - Municipality of Colchester

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

APPLICANT INFORMATION

Name: Scott Hill (Impact Heaven Auto Services) Property Owner: Angel Adams
[] Same
Mailing Address: 803 Union #2 Rd Signature of Owner: Angel Adams
Greenfield N.S. (if different)
B6L 4L9
Mailing Address: _____
[] Same
Phone: (902) 986-2876
Date: _____
Signature: _____

PROJECT INFORMATION

Location / Site Address: _____ Community: Greenfield
803 Union #2 Road
Greenfield N.S.
B6L 4L9
Request For: Amendments to MPS/LUB,
including Rezoning
 Development Agreement
Present Zoning: Rural General
Reason for Request: Auto Storage
Brief Description of Proposal: Storage of Cars til shipped to Halifax. (I Buy Scrap Cars to resell for scrap) Ideally a community clean up program of old sitting around vehicles. Keeping old vehicles cleaned up which is good for environment.
Materials Submitted: [] Site Plan [] Landscape Plan
[] Survey/ Plot Plan [] Engineering Drawings
[] Building Plans [] Other _____
[] \$600 Application Fee

January 7, 2026

To the Mayor and Council,

Thank you for the hardwork and dedication you provide to Colchester County. My name is Scott Hill, owner and operator of Import Heaven, located in Bible Hill. You may know the company to buy and sell cars to the locals and surrounding areas. We also pick up and buy the old unsightly cars from people's residents. I am writing this letter today to ask for your approval of having our land re-zoned to fit our growing business needs. At Import Heaven we buy and sell cars at a fair price so everyone can benefit from our business. We have branched out into scrapping cars. Feel we provide a necessary by recycling end of life cars that are no longer fit to see the road. The cars that are no longer able to be driven and that are broken beyond repair, are taken off the road and recycled. I am asking for a small portion of this land (803 Union 2 Road, Greenfield, N.S) to be re-zoned into Rural Industrial. It includes approximately 102 acres and I am asking for the lot of about 10 acres to be used for the storage and processing of these scrap cars. I feel by asking you for help today we can keep this business growing. By having more room to send cars out for processing and short storage, they can be assessed, then taken apart enough to have them sent to the metal yards. By allowing this it can benefit many companies with our works. This is a great opportunity to keep the environment cleaner and safer. I would appreciate any help you can provide. Thank you kindly for taking the time out to read my letter of request.

Thank you

Sincerely with gratitude,

Scott Hill

c/o Import Heaven



Rezoning Application: PID 20045761

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Service Nova Scotia, Municipality of the County of Colchester Community Development

2026

Coordinate System: NAD 1983 CSRS UTM Zone 20N

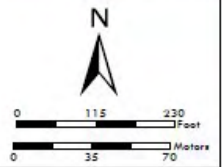


Rezoning Application: PID 20045761

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Service Nova Scotia, Municipality of the County of Colchester Community Development

Coordinate System: NAD 1983 CSRS UTM Zone 20N

2026





Warehouse



Office building



Earthen Berm around perimeter



Entrance gate & fence



More views of the yard