

To: **Inverness Area Advisory Committee
Inverness County Council**

From: **Planning Staff (EDPC)**

Date: **November 20, 2025**

Reference: **Rezoning Request from Residential Rural (RR-1) to Rural Commercial General (RC-2) by Yoshi Holdings Inc. for lands identified by PID# 50102276 (10 La Prairie Road), La Prairie, Inverness County, to expand the current Retail Use to include a Restaurant/Café Use.**

IN-RZ2025-009

Recommendation:

That Municipal Council **approve** an amendment to the Chéticamp Plan Area Land Use By-law to rezone PID# 50102276 (10 La Prairie Road), La Prairie, Inverness County, to Rural Commercial General (RC-2) as to permit the expansion of the existing retail use to include a restaurant/café use.

Description	
Designation:	Commercial
Current Zoning:	Residential Rural (RR-1)
Zoning Request:	Rural Commercial General (RC-2)
Identification:	PID# 50102276
Total Lot Area:	5,392.84 Square Feet
Site Visit:	September 24, 2025

Background Information:

The Eastern District Planning Commission received a complete application on September 18th 2025 from Erin Boyd and Matthew Zielfelder (Directors of Yoshi Holdings Inc.) requesting an amendment to the Chéticamp Plan Area Land Use By-law for the rezoning of PID# 50102276 (10 La Prairie Road) from Residential Rural (RR-1) to Rural Commercial General (RC-2). The request for an amendment of the Chéticamp Plan Area Land Use By-law for the rezoning was submitted to permit the operation of Last Chance Sandwich.

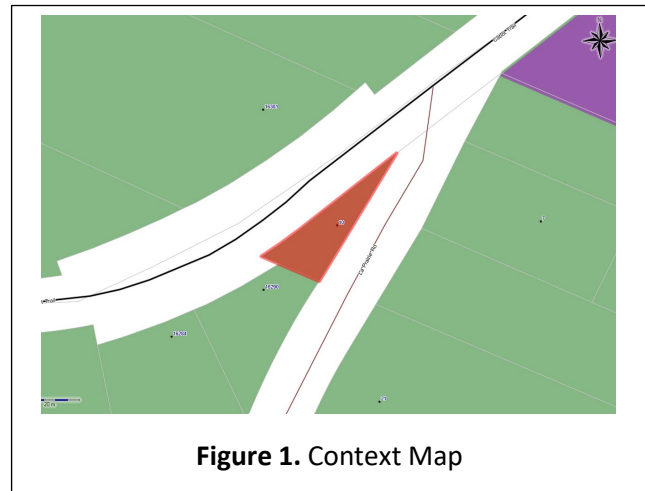


Figure 1. Context Map

PID # 50102276 (10 La Prairie Road) was sold to Erin Boyd in 2022 with Yoshi Holdings Inc. changed to the property owner in 2025. Previously, the property was known as “Lola’s Hooked Rugs” which was originally named “Jean’s Gift Shop”, a business that was registered with the Nova

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Scotia Registry of Joint Stock Companies in October 2003. A Building Permit was issued in November 2003 for a “residence/gift shop/ store. Under the Chéticamp Plan Area Land Use By-law, home occupations are permitted in residential zones, which would include the Residential Rural (RR-1) Zone. Small sales/retail uses as well as artisan workshops (such as rug hooking) are permitted as home occupations.

However, Last Chance Sandwich currently operates as an authorized entirely commercial use that is neither permitted in the Residential Rural (RR-1) Zone nor as a home occupation use.

Site Visit:

PID 50102276 or 10 La Prairie Road would be considered an unusually shaped or irregular lot. It is technically a corner lot with frontage on both the Cabot Trail and La Prairie Road, though it is accessed from La Prairie Road. Unlike most lots in existence which has at least four (4) sides, the subject property only has three (3) sides.

Geographically, the property is higher in the south-west end and slopes toward the north-eastern point. The elevation from the south-west of the property to the north-east can be seen in Figure 2. The side of the property with frontage along La Prairie Road is also higher in elevation than the side of the property along the Cabot Trail which is apparent in Figure 3.

Last Chance Sandwich, while no longer owner occupied, exists in a building that pre-dates the creation of the Chéticamp Plan Area and Building Permit Requirements, as most rural homes do. This pre-existing building is a small one story/floor structure that was most likely a single detached dwelling originally and then eventually became a home-based business/occupation for Lola's Hooked Rugs. The building fits in with the character of the community/area which are predominately one-storey buildings both commercial and residential in nature.

Within the surrounding area there are many commercial uses and commercially zoned (Rural



Figure 2. Subject Property from Intersection of Cabot Trail and La Prairie Road



Figure 3. Elevation Perspective from Cabot Trail

Commercial Highway (RC-1) and Rural Commercial General (RC-2)) properties within a two (2) kilometer radius. Some of these businesses include an Environment Depot two properties down from the subject property. Cartwheel Academy, a gymnastics studio is also only about 100 meters from the subject property. Further away is the Cabot Trail Lavender, a small lavender farm/retail business with guest houses, the famous Aucoin Bakery, Larade's Tire Shop, LeBlanc's General Store, etc. In terms of compatibility of an entirely commercial use in the area, Staff have no concerns as the vicinity already has plenty of commercially zoned properties and commercial businesses.

Analysis:

According to the Section titled "Amending the Land Use By-law" of the *Chéticamp Plan Area Municipal Planning Strategy*:

"The Chéticamp Plan Area Land Use By-law is designed to implement this Municipal Planning Strategy and is expected that it will be amended from time to time, although in conformity with the Strategy. Examples of situations which might create a need to amend the Land Use By-law include:

- *A request by an individual to have the By-law amended (e.g map amendment or text amendment); ... "*

However, an amendment must be in conformity with the intent of the *Chéticamp Plan Area Municipal Planning Strategy*.

The *Chéticamp Plan Area Municipal Planning Strategy's* Policy 6-4 states:

"It shall be the policy of Council to establish in the Land Use By-law a Rural Commercial General (RC-2) Zone and the existing commercial uses found outside the areas designated Rural Highway Commercial shall be zoned RC-2."

The Consultant retained by the Applicant submitted supporting documents with the Rezoning Application and claims that PID# 50102276 (10 La Prairie Road) has been used for commercial purposes for over fifty years. If so, it is possible that the subject property was missed or overlooked when pre-zoning of the Rural Commercial General (RC-2) Zone in accordance with Policy 6-4 was done. In which case, the rezoning application now would be to correct this oversight.

Policy A-3 (b) and Policy A-3 (d) of the *Chéticamp Plan Area Municipal Planning Strategy* are not applicable to this proposed rezoning to the *Chéticamp Plan Area Land Use By-law*. The Subsection asks for comment from other Departments regarding a site-specific proposal. These Policies are geared towards new developments whereas this proposed rezoning is for an existing building/commercial use. All infrastructure has already been built and the building as a commercial use has been ongoing for decades. The footprint of all buildings existing on the property presently

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are not going to change. For these reasons this proposed rezoning application was not circulated to other departments.

Policy A-3 (C) states Council shall have regard to *“the controls in the Land Use By-law reduce conflict with any other adjacent or nearby land use by reason of: i) type of use; ii) emissions including air and water pollutants and noises; iii) height, bulk, and lot coverage of the proposed building; iv) traffic generation, access to and egress from the site and parking; v) open storage; vi) signs; and vii) similar matters of planning concern”*.

Many of the matters listed are addressed by the *Chéticamp Plan Area Land Use By-law*. Last Chance Sandwich is a small, one story/floor business that meets the height restriction of the current Residential Rural (RR-1) Zone. Except for the front yard setback (deviation of 5 feet on a unique lot), the pre-existing building also meets the side and rear yard requirements of the lot which is in line with the Land Use By-law. The business does not utilize outdoor storage and does not emit air or water pollutants or noise pollution. As an existing building/ commercial business, the access and egress as well as parking on the site are already built and utilized by the business. Policy A-3 (C) ii, iii, and iv are considered to be satisfied by Planning Staff for these reasons.

The type of use as an entirely commercial café/restaurant, however, is not permitted as-of-right in the current Residential Rural (RR-1) Zone. The history as a commercial use of the building was permitted as a home-based business (home occupation). Often people misunderstand that property tax assessment categories are not the same as municipal zoning. Which is the case here where the purchaser saw that the subject property has a “commercial” tax assessment and assumed the subject property was zoned commercial. The property was then converted into a restaurant/café. There is no history of a Building/Development Permit being issued for the conversion. The use will be permitted in the Rural Commercial General (RC-2) as-of-right. For signage, the Chéticamp Plan Area Land Use By-law only requires signage to be kept in a good state of repair and maintenance, meet any other applicable regulations (federal, provincial, municipal, etc.) and receive a Development Permit. We do not have a Development Permit on record for the sign at Last Chance Sandwich (At the front of Figure 4) though it is difficult to say if Last Chance Sandwich’s signage is only replacing previously existing signage from Lola’s Hooked Rugs. On the roof of the building it still says “Hooked Rugs” and “Crafts”.



Figure 4. Signage on the Subject Property

While Last Chance Sandwich does not meet Policy A-3 (C) i and v, these issues can be remedied

easily with the rezoning and some Development Permits. Staff have no other concerns regarding other planning matters and still support the rezoning of the subject property.

Conclusion:

Analysis of the site, completed through a review of relevant policies of the *Chéticamp Plan Area Municipal Planning Strategy*, indicate that the proposed rezoning is in keeping with the intent of policy as set by the Municipality of Inverness County for the Chéticamp Plan Area.

After consideration, the Eastern District Planning Commission Staff are advising that the Municipality the rezoning of PID# 50102276 (10 La Prairie Road), La Prairie, Inverness County, from the Residential Rural (RR-1) Zone to Rural Commercial General (RC-2) Zone to expand the current Retail Use to include a Restaurant/Café Use.

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Motion for PAC

Based upon the staff recommendation, the proposed motion for PAC is as followed:

That the Planning Advisory Committee recommends to Municipal Council to approve the proposed rezoning of PID# 50102276 (10 La Prairie Road), La Prairie, Inverness County, from the Residential Rural (RR-1) Zone to Rural Commercial General (RC-2) Zone, and;

That Municipal Council give First Reading and set a Public Hearing date.

Motion for Council

Based on a positive recommendation from the PAC, the proposed motion for Council is as followed:

That Municipal Council give First Reading and set a Public Hearing date to approve the proposed rezoning of PID# 50102276 (10 La Prairie Road), La Prairie, Inverness County, from the Residential Rural (RR-1) Zone to Rural Commercial General (RC-2) Zone.

Appendices

Appendix A: Evaluation Criteria and Policy

Appendix B: Property Re-Zoning Map Amendment

Appendix A: Evaluation Criteria and Policy**Policy 6-4**

It shall be the policy of Council to establish in the Land Use By-law a Rural Commercial General (RC-2) Zone and the existing commercial uses found outside the areas designated Rural Highway Commercial shall be zoned RC-2.

Policy A-3

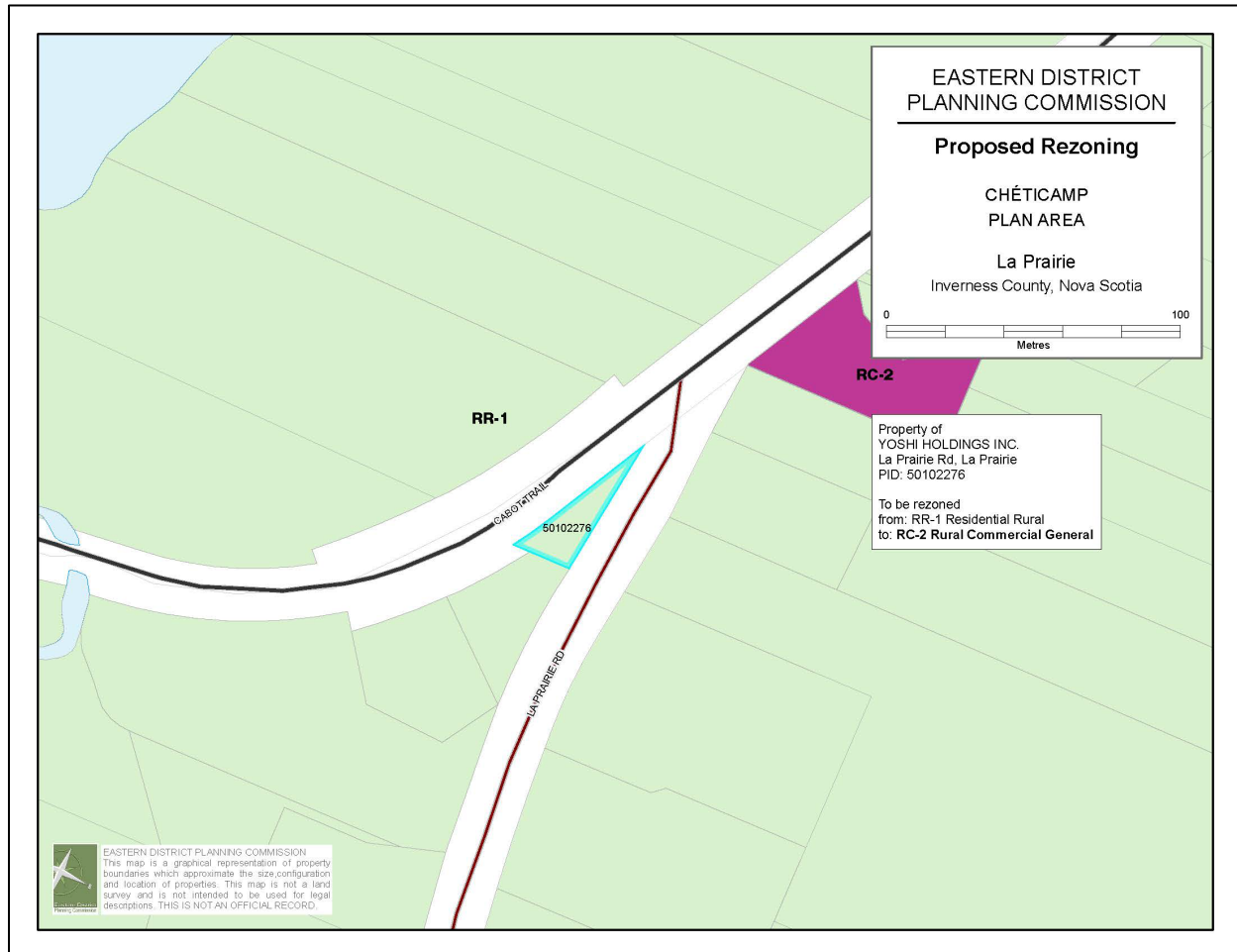
In considering amendments to the Land Use By-law, in addition to all other criteria as set out in various policies of this Strategy, Council shall have regard to the following matters:

(a) Conformity with Strategy intent and with the requirements of other municipal By-laws and regulations;	Complies – See Staff Report
(b) That the proposal is not premature or inappropriate by reason of:	
i. the financial capability of the municipality to absorb any costs relating to the development;	Not Applicable – Existing
ii. the adequacy of sewer services and utilities or if services are not provided, the adequacy of physical site conditions for private on-site sewer and water services;	Not Applicable – Existing
iii. the adequacy and proximity of school, recreation, and any other community facilities;	Not Applicable – Existing
iv. the adequacy of road networks in, adjacent to, or leading to the development; and	Not Applicable – Existing
v. the potential for the contamination of water courses or the creation of erosion or sedimentation.	Not Applicable – Existing
(c) The controls in the Land Use By-law reduce conflict with any other adjacent or nearby land use by reason of:	
i. type of use;	Will Comply – See Staff Report
ii. emissions including air and water pollutants and noises;	Complies – See Staff Report
iii. height, bulk, and lot coverage of the proposed building;	Complies – See Staff Report
iv. traffic generation, access to and egress from the site and parking;	Complies – See Staff Report

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v. open storage;	Complies – See Staff Report
vi. signs; and	Does Not Comply – See Staff Report
vii. similar matters of planning concern.	Complies – See Staff Report
(d) Suitability of the proposed site in terms of steepness of grades, and/or location of watercourses	Not Applicable – Existing

Appendix B: Property Re-Zoning Map Amendment



This is to certify that the resolution of which this is a true copy, was duly passed at a duly called meeting of the Municipal Council of the Municipality of the County of Inverness held on the _____ day of _____ 2025

Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this ____ day of _____ 2025

Keith MacDonald, CAO