

4859 Highway 1, Three Mile Plains Rezoning

Planning and Heritage Advisory Committee (PAC/HAC)

July 11, 2024

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Application

- A completed application was received from Ben Croll of Brighter Community Planning on behalf of Brison Developments Limited on April 16, 2024.
- The application was to rezone the subject lot from Two Unit Residential (R-2) to Multiple Unit Residential (R-3) to allow the construction of four-unit dwellings.





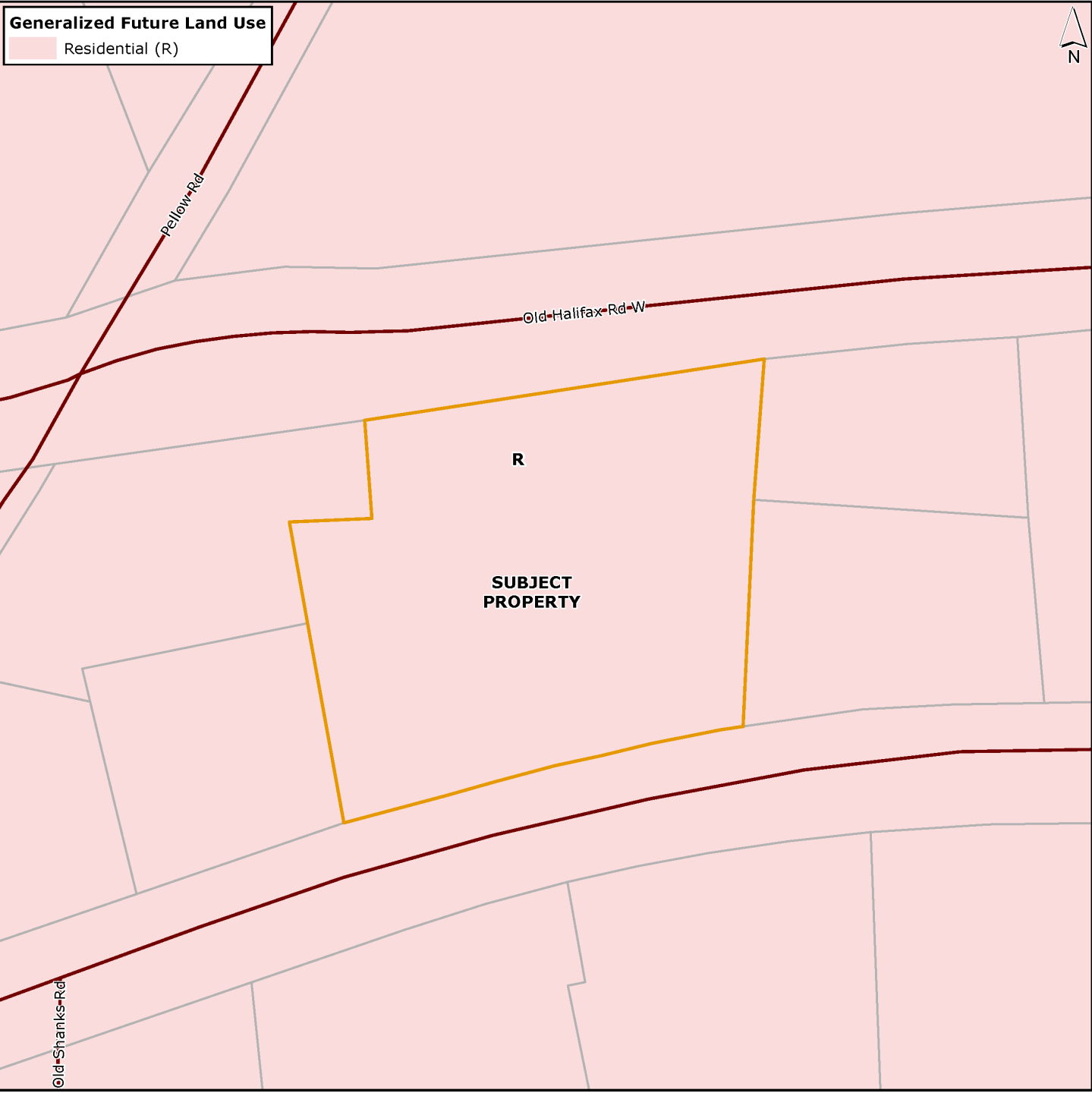
Orthophoto

- 0.75 acres
- Frontage on both Highway 1 and Old Halifax Road
- Single unit dwelling (shown in ortho) removed from the property in 2018
- Surrounding uses include low-density residential, auto repair, offices, and a church



Generalized Future Land Use

Residential (R)






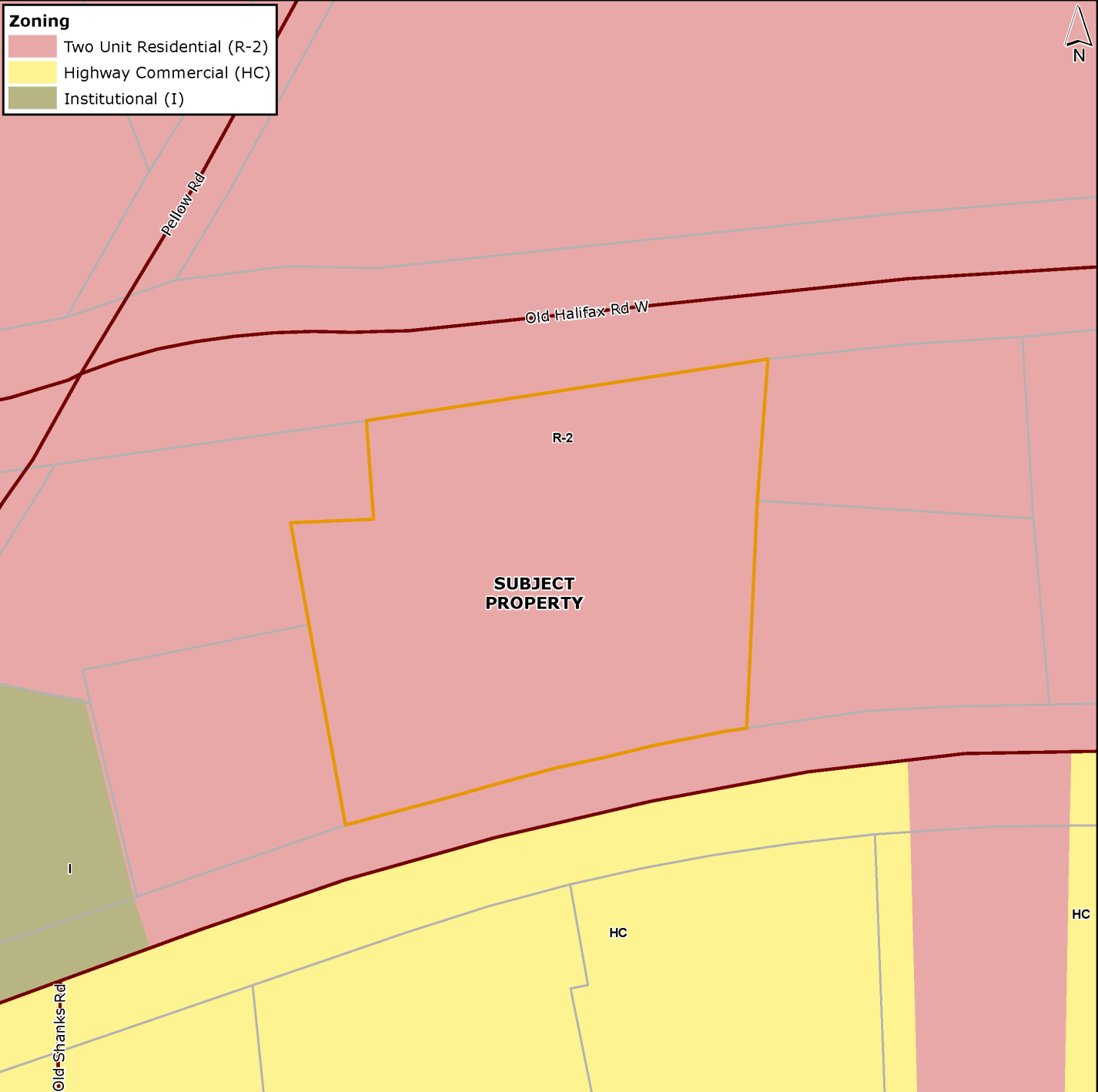
GFLUM

- Residential Designation

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Zoning	
	Two Unit Residential (R-2)
	Highway Commercial (HC)
	Institutional (I)







Current Zoning

- Two Unit Residential (R-2) zone

Permitted uses include:

- Two-unit dwellings;
- Mini homes;
- Uses permitted in the R-1 zone; and
- Mobile homes in the Three Mile Plains Growth Centre.



Proposed Zoning	
	Two Unit Residential (R-2)
	Multiple Unit Residential (R-3)
	Highway Commercial (HC)
	Institutional (I)



Proposed Zoning

- Multiple Unit Residential (R-3) zone

Permitted uses include:

- Dwellings with more than 2 units;
- Boarding or rooming houses;
- Residential care facilities; and
- Uses permitted within the R-1 and R-2 zones.





View of Subject Lot from Highway 1

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View of Surrounding Area on Highway 1 (Top) and Old Halifax Road (Bottom)



West Hants MPS Policies

Policy 5.3.7 enables Council to consider rezoning land within the Three Mile Plains Growth Centre to Multiple Unit Residential (R-3).

In summary, the criteria are met since:

- the subject lot has frontage on an arterial street;
- the subject lot is capable of being serviced by municipal water and sewer;
- the proposed use is compatible with the character of the area; and
- no infrastructure upgrades to the road network will be required.



West Hants MPS Policies

Policy 16.3.1 states general criteria for amendments to the Land Use By-law. In summary, the criteria are met since:

- the proposal is not considered premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated; and
- the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Area Manager of the Nova Scotia Department of Public Works, and Public Works Engineering Division have no concerns which have not been addressed in this report.



Public Information Meeting Notes

- The Public Information Meeting were held on June 6. The meeting was broadcast live on the Municipal Facebook page.
- Approximately 9 members of the public attended the meeting, with 7 individuals speaking.
- The deadline for comments was June 20.
- Staff received 1 phone call and 4 pieces of written correspondence during the comment period.



Public Feedback and Responses (1 of 2)

Concerns regarding Municipal infrastructure:

- Municipal Public Works confirmed that the existing infrastructure is in adequate condition and there is capacity for the proposal.

Concerns regarding site drainage:

- Municipal Public Works confirmed that a stormwater management plan is required through the subdivision process to ensure that pre- and post-development flows are neutral or better.



Public Feedback and Responses (2 of 2)

Concerns regarding egress points:

- Provincial Public Works indicated that any access/egress points would need to be upgraded to meet their requirements for permitting, this would include culverts and stopping sight distance measurements.

Concerns regarding traffic generation and large truck traffic:

- Provincial Public Works confirmed that Highway 1 can accommodate the traffic generation from the proposal and the large trucks that are currently using the road.

Concerns regarding ditching:

- Provincial Public Works had an inspector perform a site visit on July 4th, 2024. They reported back that the existing ditching was in adequate condition.



Public Information Meeting – June 6

Staff Review

**PAC/HAC Review and Recommendation –
July 11**

Council First Reading – July 23*

Public Hearing & Second Reading –
September 24*

Notice Placed in Paper

14 Day Appeal period

Process

* Anticipated date



Recommendation

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending Schedule A of the West Hants Land Use By-law to rezone PID 45016763 at 4859 Highway 1 in Three Mile Plains from the Two Unit Residential (R-2) zone to the Multiple Unit Residential (R-3) zone as shown in the report #24-12 to the Planning and Heritage Advisory Committee dated July 11, 2024.





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