

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Tuesday, February 6, 2024

Willow Street, Hantsport (PID 45045879)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation (No presentation)
5. Questions or Comments from the public can be sent until noon on February 20 to Planner Dunphy to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 118; or
 - adunphy@westhants.ca
6. Conclusion of Public Information Meeting



Willow Street, Hantsport Rezoning

Public Information Meeting

February 6, 2024

something inspiring awaits



Application

- A completed application was received from Tom Lavers on January 8, 2024.
- The application was to rezone the subject lot from Single Unit Residential (R-1) to Multiple Unit Residential (R-3) to permit a 15-unit residential development.

Additional Consideration

- The lot frontage requirement of the Multiple Unit Residential (R-3) zone in the Hantsport Land Use By-law is ambiguous.
- Staff intend to clarify the requirement through a concurrent text amendment to change “and” to “or”.

	Townhouse Development	Apartment Building and Grouped Homes
Minimum Lot Frontage	22 metres (72.2 feet) for the first two units, plus 19.6 feet (6 metres) for the third and each additional unit	22 metres (72.2 feet) for the first two units, and 30 metres (98.4 feet) for three or more units

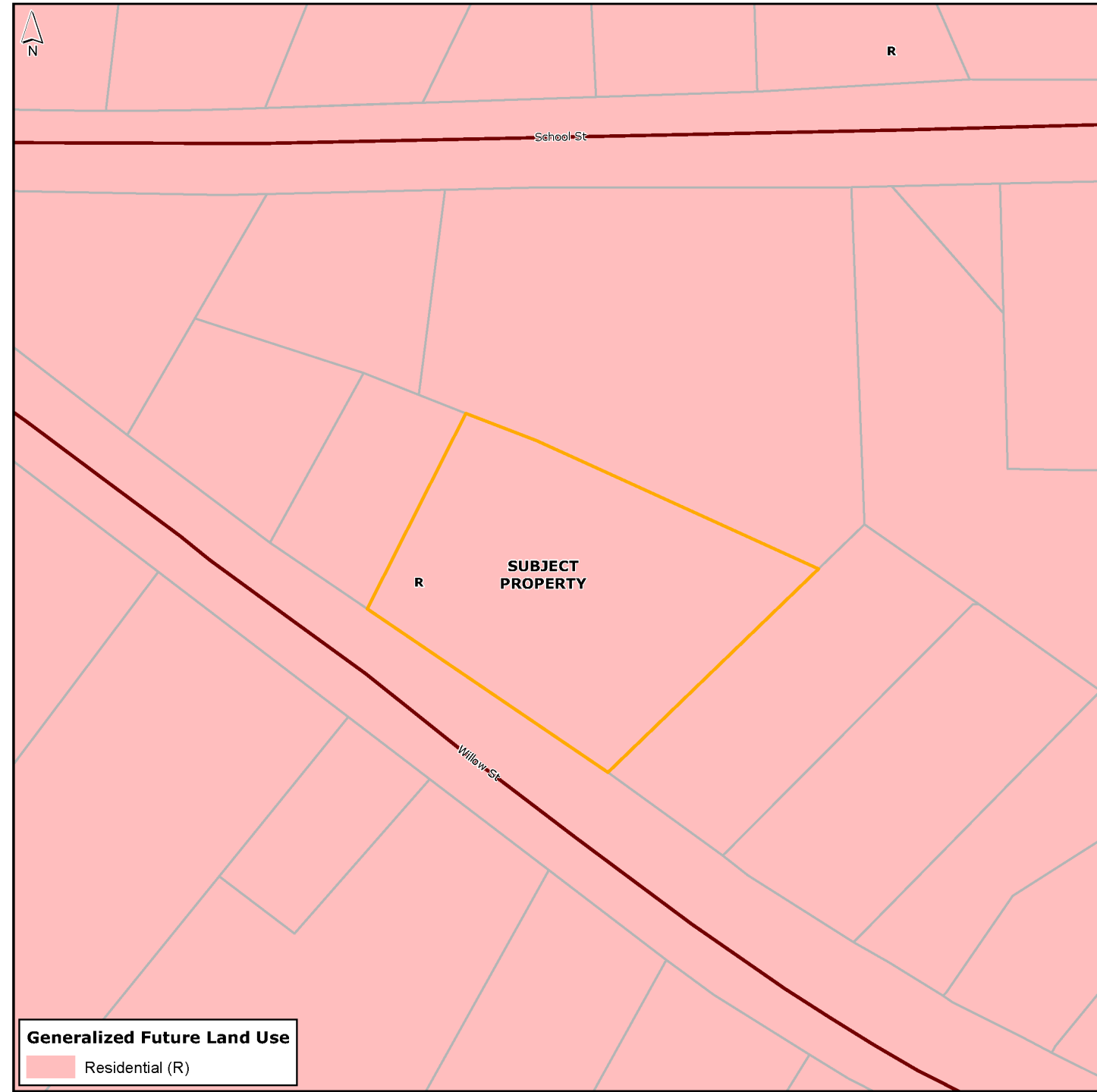




Orthophoto

- The property is currently an unused, forested lot.
- Nearby properties primarily consist of single unit residences.

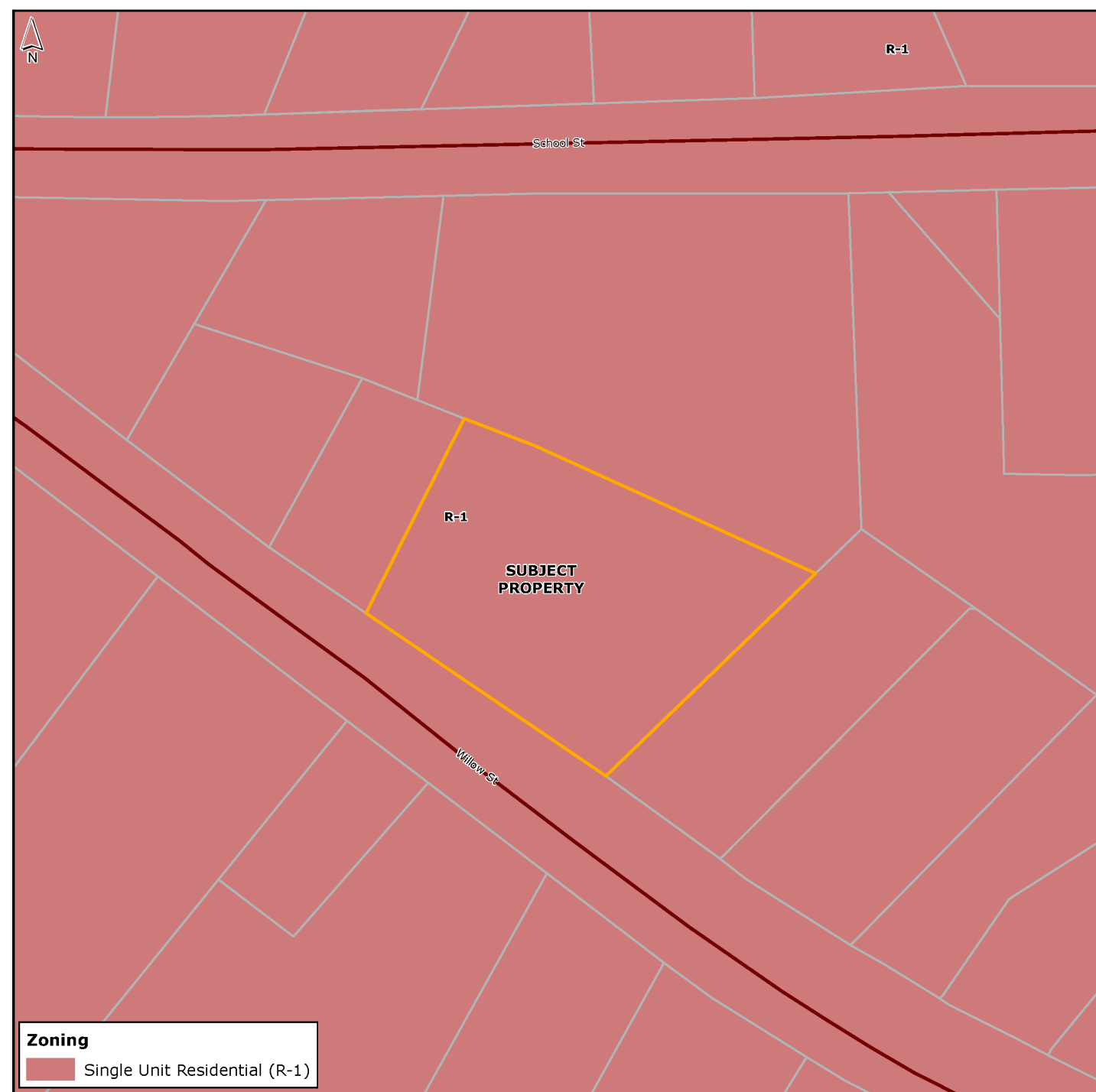




GFLUM

- Residential Designation





Current Zoning

- Single Unit Residential (R-1) zone

Permitted uses include:

- Single unit dwellings;
- Residential day care; and
- Fenced areas for horses.

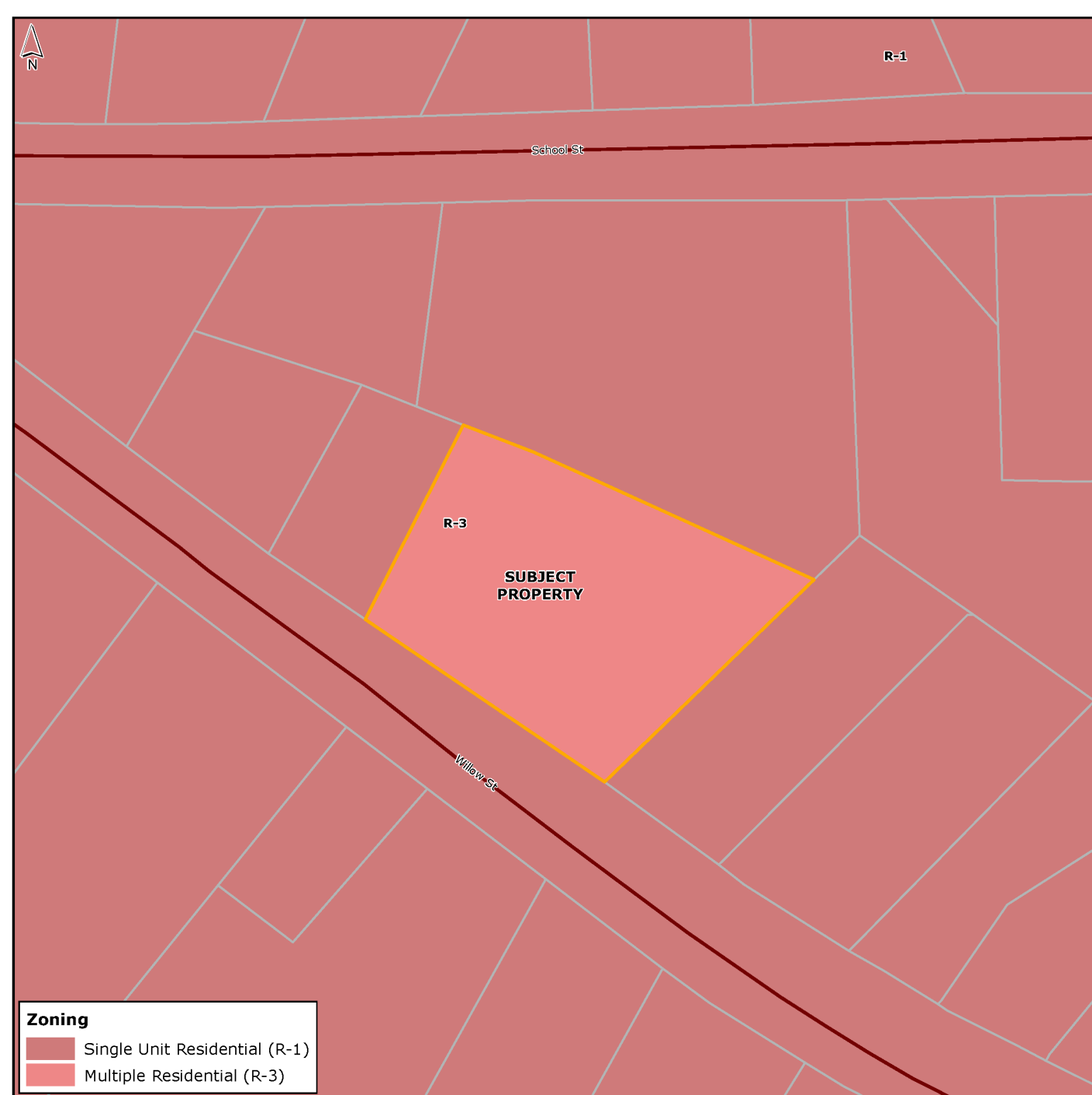


Proposed Zoning

- Multiple Unit Residential (R-3) zone

Permitted uses include:

- Townhouses;
- Apartment buildings (three or more units);
- Converted dwellings (three or more units); and
- Grouped dwellings.





View of Subject Lot from Willow Street

something inspiring awaits





View of Surrounding Uses on Willow Street



Hantsport MPS Policies

- **Policy RP-7** enables Council to consider rezoning land within the Residential designation to Multiple Unit Residential (R-3).
- **Policy IM-3** states general criteria for amendments to the Land Use By-law.



Public Information Meeting – February 6

Staff Review

PAC/HAC Review and Recommendation –
March 14*

Council First Reading – March 26*

Public Hearing & Second Reading – April 23*

Notice Placed in Paper

14 Day Appeal period

Process

Notice was placed in the Valley Journal

Nearby properties were notified of the Public Information Meeting

Signage posted on subject lot

* Anticipated date



Comments Submission

- Comments and questions can be submitted by the public until noon on **February 20**
- All correspondence should be sent to:

Alex Dunphy, Planner

Phone	902-798-8391 ext. 118
Email	adunphy@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive





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