



West Hants

Public Hearing Agenda

1. Intro by Mayor
2. Presentation by Planner (Alex Dunphy)
3. Presentation by Applicant (No Presentation)
4. Comments or Questions from Public
5. Questions from Council
5. Conclusion of Public Hearing



Willow Street, Hantsport Rezoning

Postponed Public Hearing

May 28, 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.



Orthophoto

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

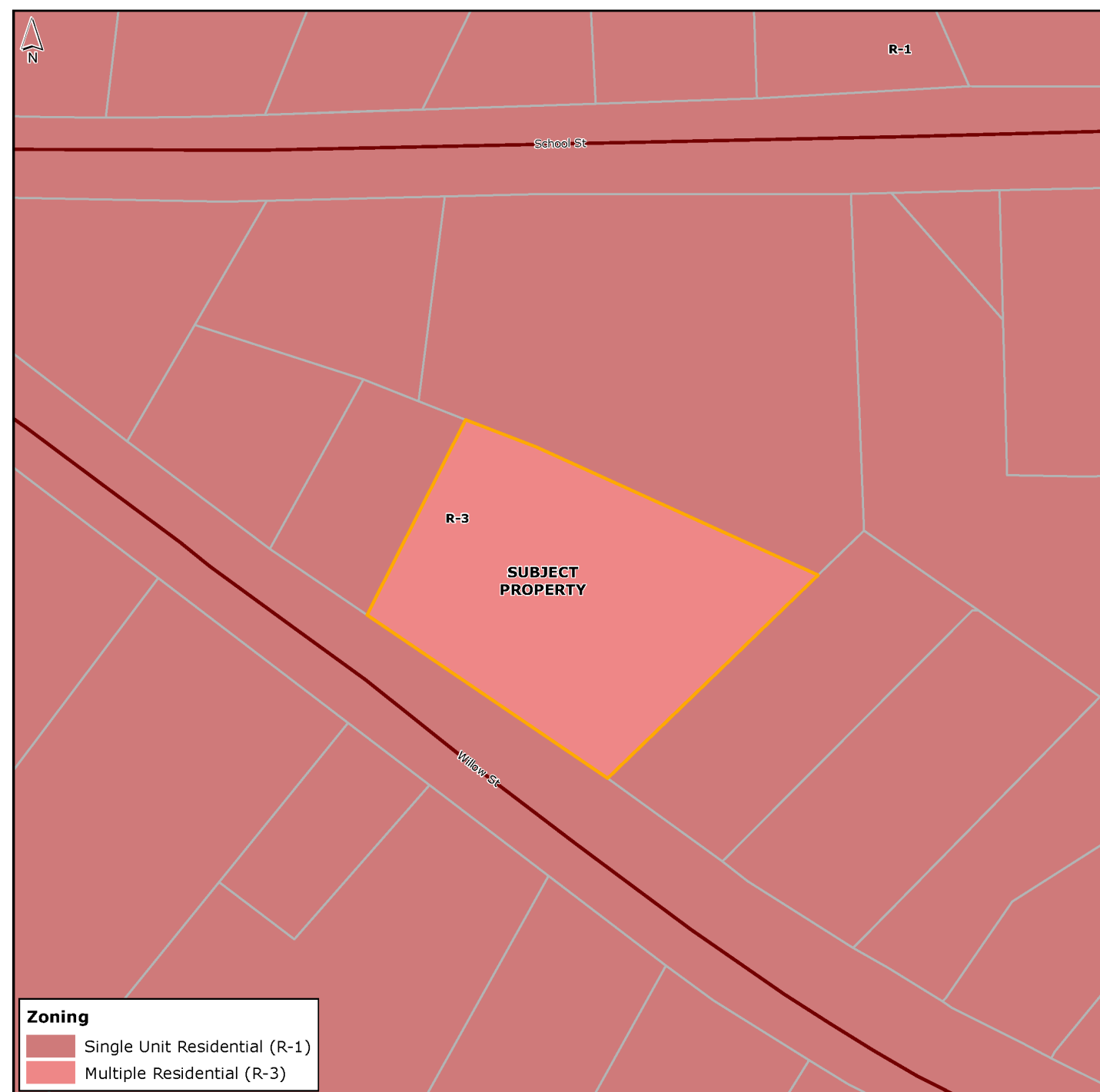


Proposed Zoning

- 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.



Hantsport MPS Policies

Policy RP-7 enables Council to consider rezoning land within the Residential designation to the Multiple Unit Residential (R-3) zone provided proposed rezoning will not have a negative impact on adjacent residential uses.

- In summary, the criteria are met since:
 - no concerns were described by the Development Officer, Traffic Authority, Public Works Engineering Division, or the Manager of Building and Fire Inspection Services that were unable to be otherwise addressed.



Hantsport MPS Policies

Policy IM-3 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, Traffic Authority, 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 February 6. The meeting was broadcast live on the Municipal Facebook page.
- Approximately 9 members of the public attended the meeting, with 5 individuals speaking.
- The deadline for comments was February 20.
- Staff received 1 phone call and 15 pieces of written correspondence during the comment period.



PAC/HAC Meeting

During the March 14 PAC/HAC meeting, the Committee recommended:

- against the rezoning of PID 45045879 on Willow Street in Hantsport (Recommendation 1); and
- in favour of the text amendments to the Hantsport Land Use By-law (Recommendation 2).

Council Public Hearing

During the April 23 Council meeting, Council had asked questions regarding the as-of-right development of the subject lot. Staff confirmed the following with the Development Officer and the Public Works Department.

1. What can be accommodated for as-of-right residential development on the subject lot through the subdivision process?

The Development Officer confirmed, based on lot area and frontage, that the subject lot could be subdivided (provided a successful application) into 3 separate lots. Based on the underlying Single Unit Residential (R-1) zoning, the owner would be permitted to construct a single unit dwelling and accessory dwelling unit on each lot, totaling 6 dwelling units.



Council Questions

2. Is a stormwater management plan required for as-of-right development?

The Development Officer confirmed that through the subdivision approval process, comments from the Municipal Public Works Department would be requested. Staff reached out to the Municipal Public Works Department for further information and they commented that each subdivision application is analyzed on a case-by-case basis. In this scenario, the Municipal Public Works Department confirmed that they would request a stormwater management plan as part of a potential subdivision application for this subject lot due to the concerns with existing water on the site



Council Questions

3. Would a stormwater management plan be required to analyze the cumulative effects as part of the subdivision application?

The Municipal Public Works Department confirmed that the stormwater management plan that would be requested as part of the potential subdivision application would be required to show how stormwater would be managed on the entire lot as a whole.



Council Questions

4. How does the Province identify wetlands?

In 2002, Nova Scotia Department of Natural Resources & Renewables began to integrate the wetland inventory into the Canadian Wetland Classification System and to integrate it into the Canadian National Wetland Inventory, a national initiative using satellite remote sensing. This classification system outlines 5 different classifications for wetlands, including: Open Water, Marsh, Swamp, Bog, or Fen.

On the Provincial Landscape Viewer mapping, there is no wetland identified on the subject property.



Public Information Meeting – February 6

Staff Review

PAC/HAC Review and Recommendation –
March 14

Council First Reading – March 26

Public Hearing Opening – April 23

**Postponed Public Hearing & Second Reading
– May 28**

Notice Placed in Paper

14 Day Appeal period

Process

All statutory requirements
have now been met.



Applicant Presentation



Comments or Questions from Public



Questions from Council





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Recommendation

(1 of 2, Rezoning)

...that Council gives Second Reading and approves amending Schedule A of the Hantsport Land Use By-law to rezone PID 45045879 on Willow Street in Hantsport, from the Single Unit Residential (R-1) zone to the Multiple Unit Residential (R-3) zone as shown in the report #24-01 to the Planning and Heritage Advisory Committee dated March 14, 2024.



Recommendation

(2 of 2, HLUB R-4 Zone Requirement Text Amendment)

...that Council gives Second Reading and approves amending the Hantsport Land Use By-law to clarify the minimum lot frontage requirement for the Multiple Unit Residential (R-3) zone in Section 8.4 in a manner substantively the same as Attachment B of the staff report to the Planning and Heritage Advisory Committee report dated March 14, 2024.





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