33 Lakewood Drive, Brooklyn Rezoning

Council First Reading

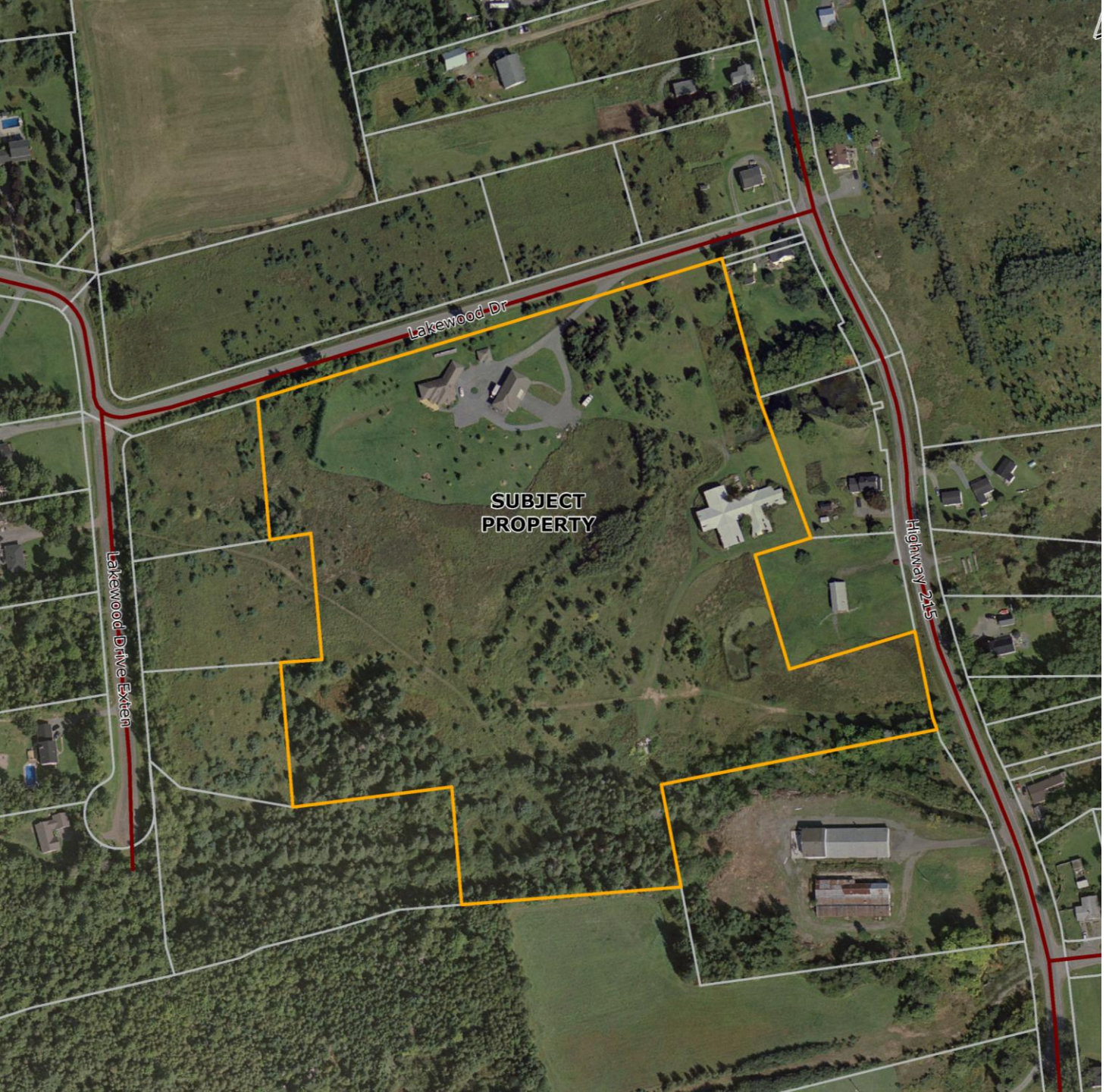
March 25, 2025

something inspiring awaits

Application

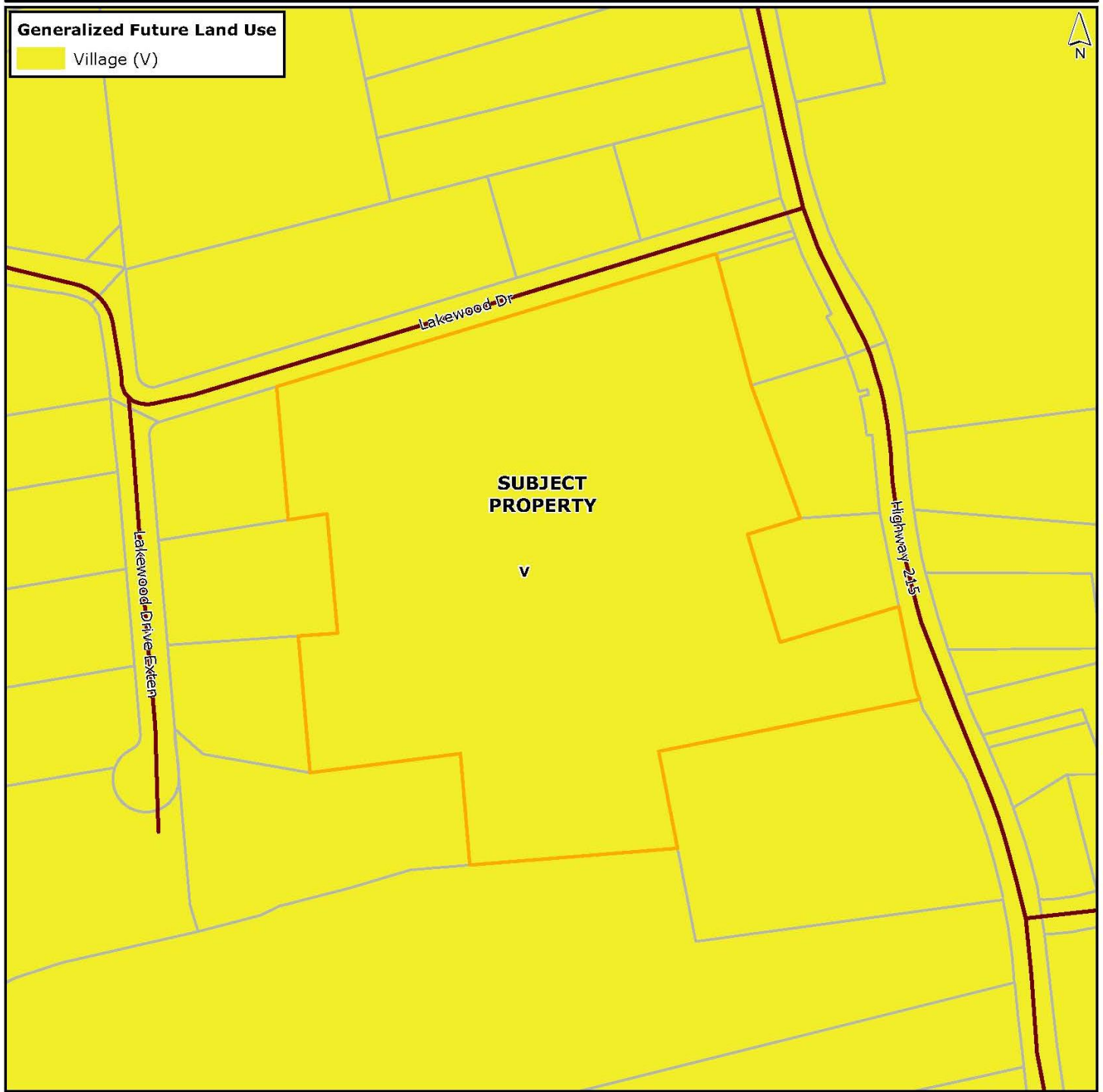
- A completed application was received from Michael Redmon on behalf of Diane Saunders on November 5, 2024.

- The application was to rezone the subject lot from a split zone of Highway Commercial and Two Unit Residential to Two Unit Residential (R-2) entirely in order to subdivide three different residential lots after rezoning.



Orthophoto

- The property is currently used as a residential dwelling with a derelict barn on the eastern side of the property.
- Nearby properties consist of single unit residences and a self-storage facility
- Has frontage on both Lakewood Drive and Highway 215



GFLUM

Village Designation

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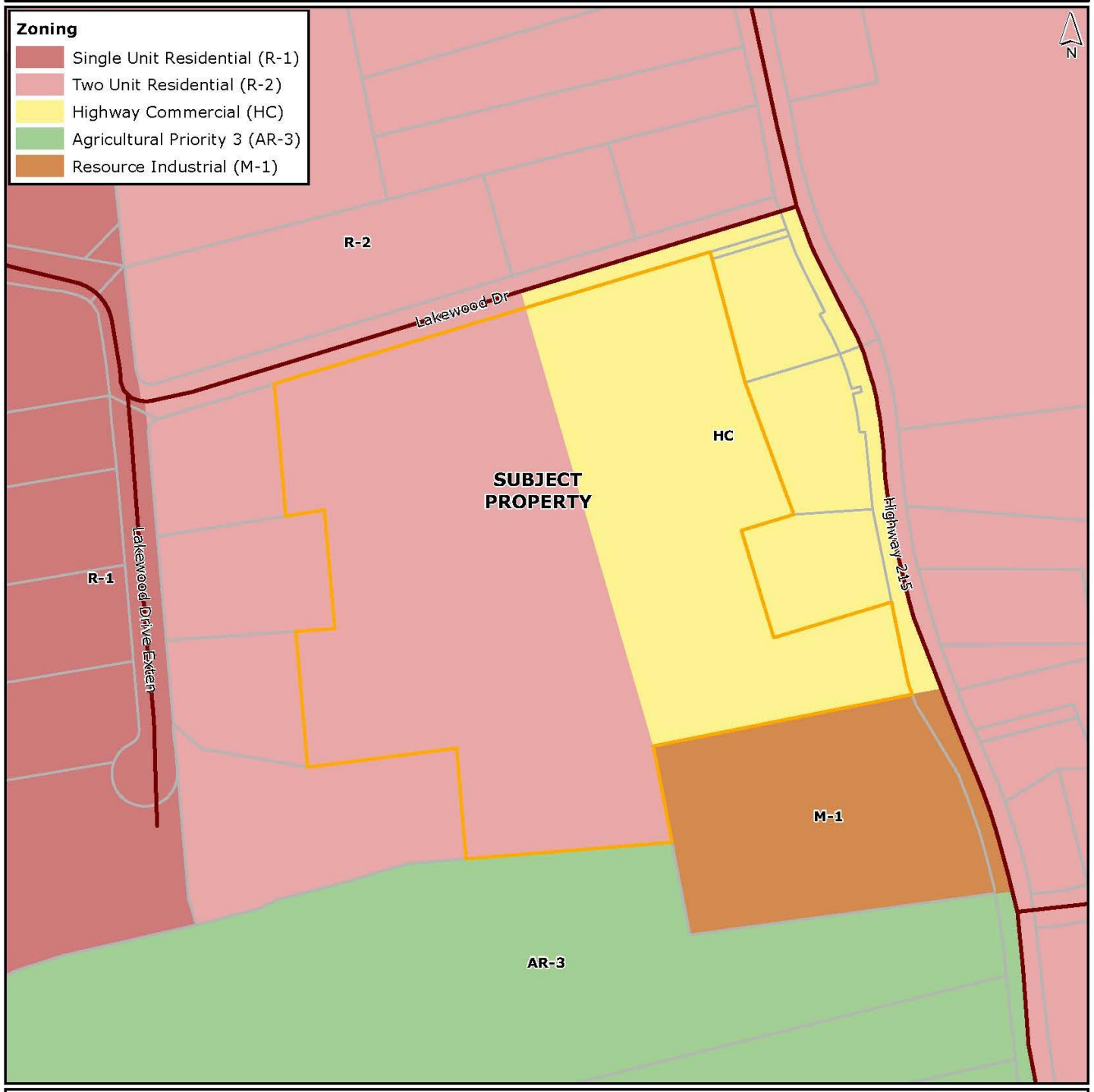

Current Zoning

Two Unit Residential (R-2)

Permitted uses include:

- Two-unit dwellings
- Mini homes

Highway Commercial (HC)

Permitted uses include a variety of commercial uses

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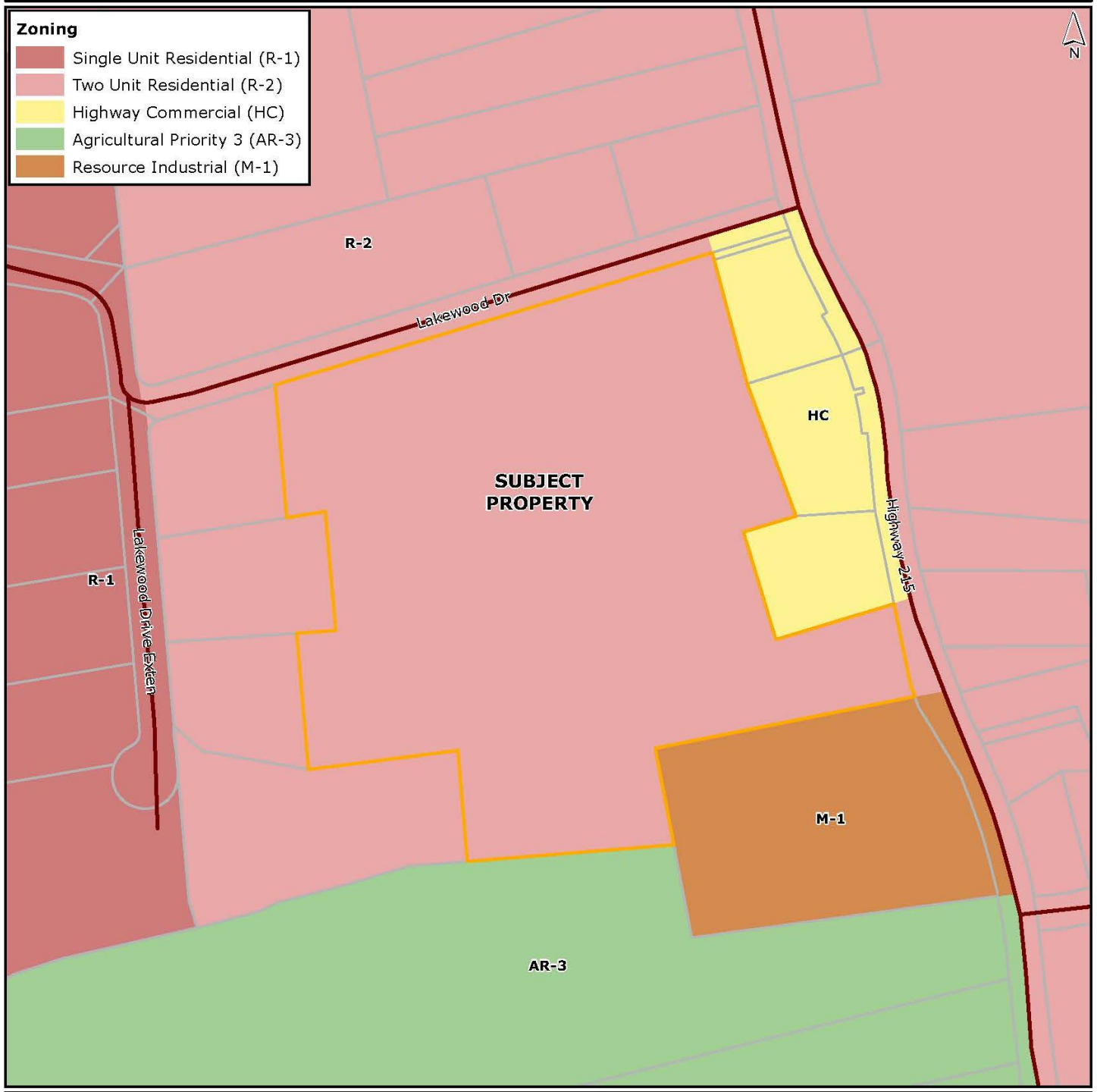

Proposed Zoning

Two Unit Residential (R-2)

Permitted uses include:

- Two-unit dwellings
- Mini homes
- Uses permitted in the R-1 zone subject to the R-1 zone requirements
- Mobile homes in the Three Mile Plains Growth Centre

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View of Subject Lot from Lakewood Drive

View of Surrounding Area on Highway 215

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West Hants MPS Policies

- **Policy 6.2.3** enables Council to consider rezoning land within the Village designation to Single Unit Residential (R-1) or Two Unit Residential (R-2)

In summary, the criteria are met since:

- The subject lot is not conflict with adjacent existing uses.

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 January 15. The meeting was broadcast live on the Municipal YouTube channel.
- Approximately 9 members of the public attended the meeting, with 1 individual speaking.
- The deadline for comments was January 29, 2025.
- Staff did not receive any responses from the public during the comment period.

Public Feedback and Responses

Staff receive one comment from the public before the comment period.

Concerns regarding safe roadway access on Highway 215:

- Nova Scotia Public Works Department (NSDPW) confirmed that the subject lot has safe roadway access to both Lakewood Drive and Highway 215.

Process

Public Information Meeting – January 15

Staff Review

PAC/HAC Review and Recommendation – March 13

Council First Reading – March 25

Public Hearing & Second Reading – April 29*

Notice Placed in Paper

14 Day Appeal period

* Anticipated date

Recommendation

…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 45017183 at 33 Lakewood Drive in Brooklyn from the split zone of Two Unit Residential (R-2) and Highway Commercial (GC) zone to the Two Unit Residential (R-2) zone entirely as shown in the report #24-25 to the Planning and Heritage Advisory Committee dated March 13, 2025.

West Hants

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