





WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

VIRTUAL

Application: February 18, 2021 6:00 p.m.

234 Mountain Road, Three Mile Plains

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer presentation
5. Questions or Comments from the public can be sent until 4:00 p.m. March 10, 2021 to Ms. Poirier to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902)798-8391 ext. 117; or
 - spoirier@westhants.ca.
6. Conclusion of Public Information Meeting



234 Mountain Road, Three Mile Plains
Land Use By-law Text Amendment
Public Information Meeting
February 18, 2021

Application

- ▶ A completed application was received on December 24, 2020 from Jack and Aletha Lantz to consider permitting a mobile home on the lot at 234 Mountain Road, Three Mile Plains
- ▶ The owner purchased the vacant lot in October 2019
- ▶ A mobile home was placed on the lot in November 2020 without first receiving development and occupancy permits

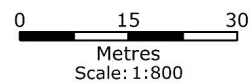
Application Cont.

- ▶ The Two Unit Residential (R-2) zone in the West Hants Land Use By-law only permits single and two-unit dwellings, mini homes, accessory apartments and existing manufactured homes
- ▶ Therefore, the Development Officer could not issue a permit for the mobile home that was placed on site

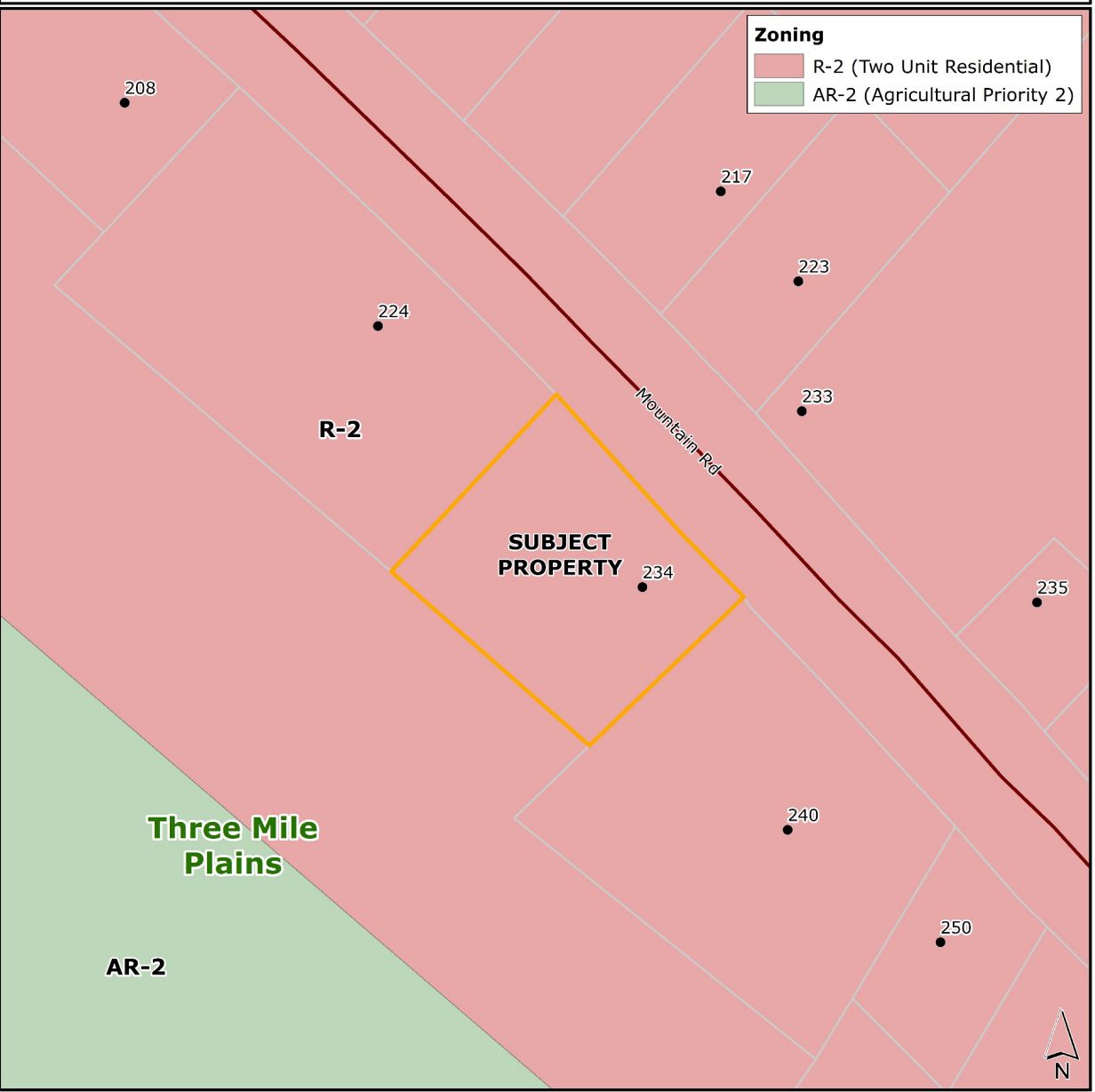


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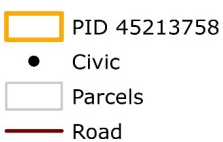
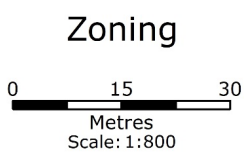
Orthophoto



-  PID 45213758
-  Civic
-  Parcels
-  Road



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Definitions

► Mobile Home

- *means a manufactured home incorporating a bow-truss roof and designed for transportation on its own frame;*



Website: <https://toughnickel.com/real-estate/Tips-on-Buying-and-Older-Mobile-Home>



Mobile home placed on site
at 234 Mountain Rd., TMP

Definitions Cont.

▶ Mini Home

▶ *means a manufactured home incorporating a pitched roof;*



Definitions Cont.

► Manufactured Home

- *means a dwelling unit manufactured in a factory and designed for transportation after fabrication, whether on its own wheels or a trailer, which arrives at the site where it is to be occupied as a dwelling complete and ready for occupancy (except for minor unpacking and assembling operations to place the building on an acceptable foundation), and having a width of not more than 6 m (20 ft), but does not include a travel trailer or recreational vehicle. **Manufactured home includes a mobile home and a mini home**, but does not include a modular or sectional home transported in two or more sections and assembled on site;*

Policy

- ▶ There is no specific policy to amend the list of permitted uses in the Two Unit Residential (R-2) Zone; however, Council may consider amending its documents as it deems necessary
- ▶ **Policy 16.3.1** states general criteria for any West Hants Land Use By-law amendment

Two Unit Residential (R-2) Zone

Permitted Uses

9.1 The following uses shall be permitted in the Two Unit Residential (R-2) zone:

- 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

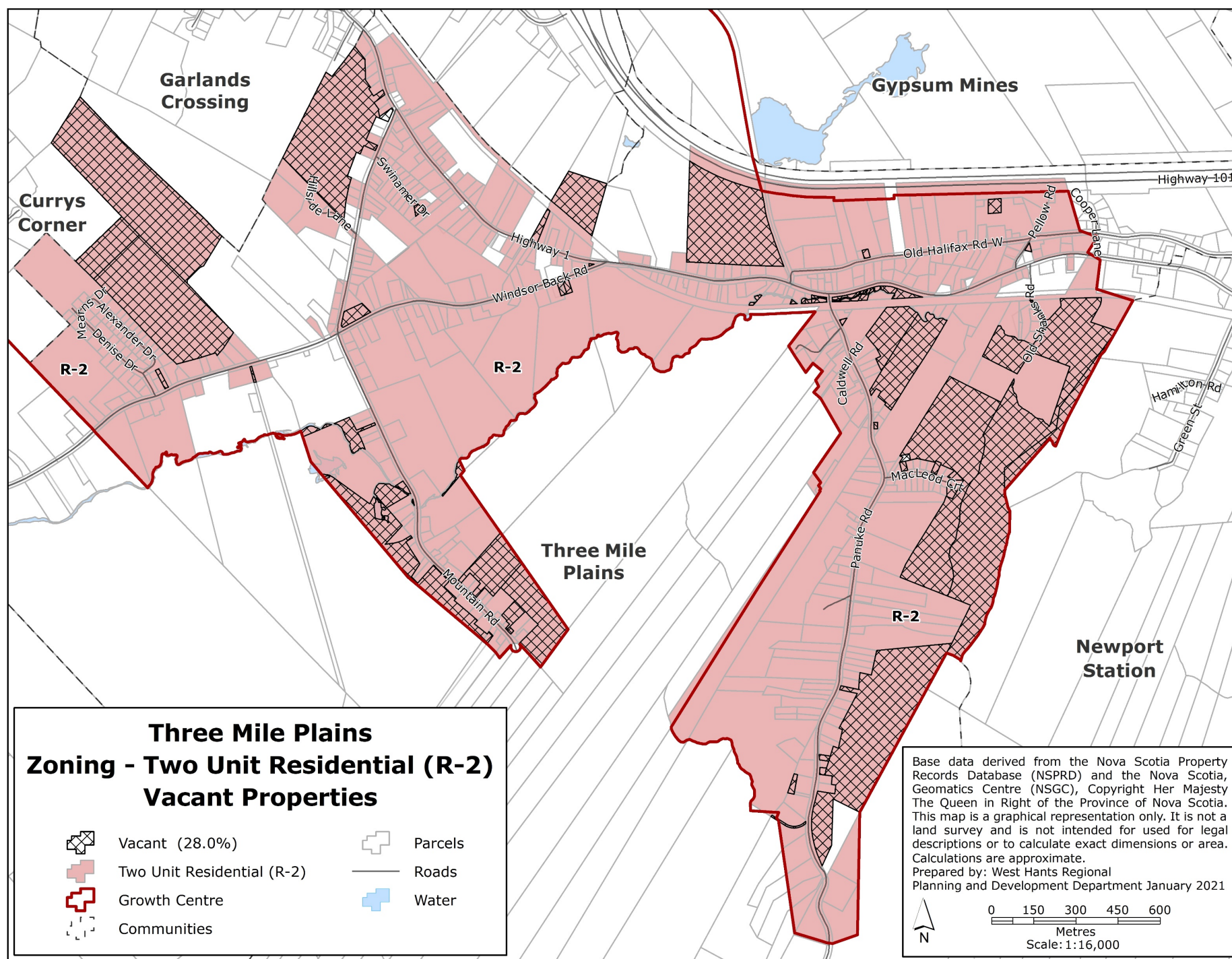
Two Unit Residential (R-2) Zone

Permitted Uses

9.2 In the R-2 zone, no development permit shall be issued except in conformity with the following:

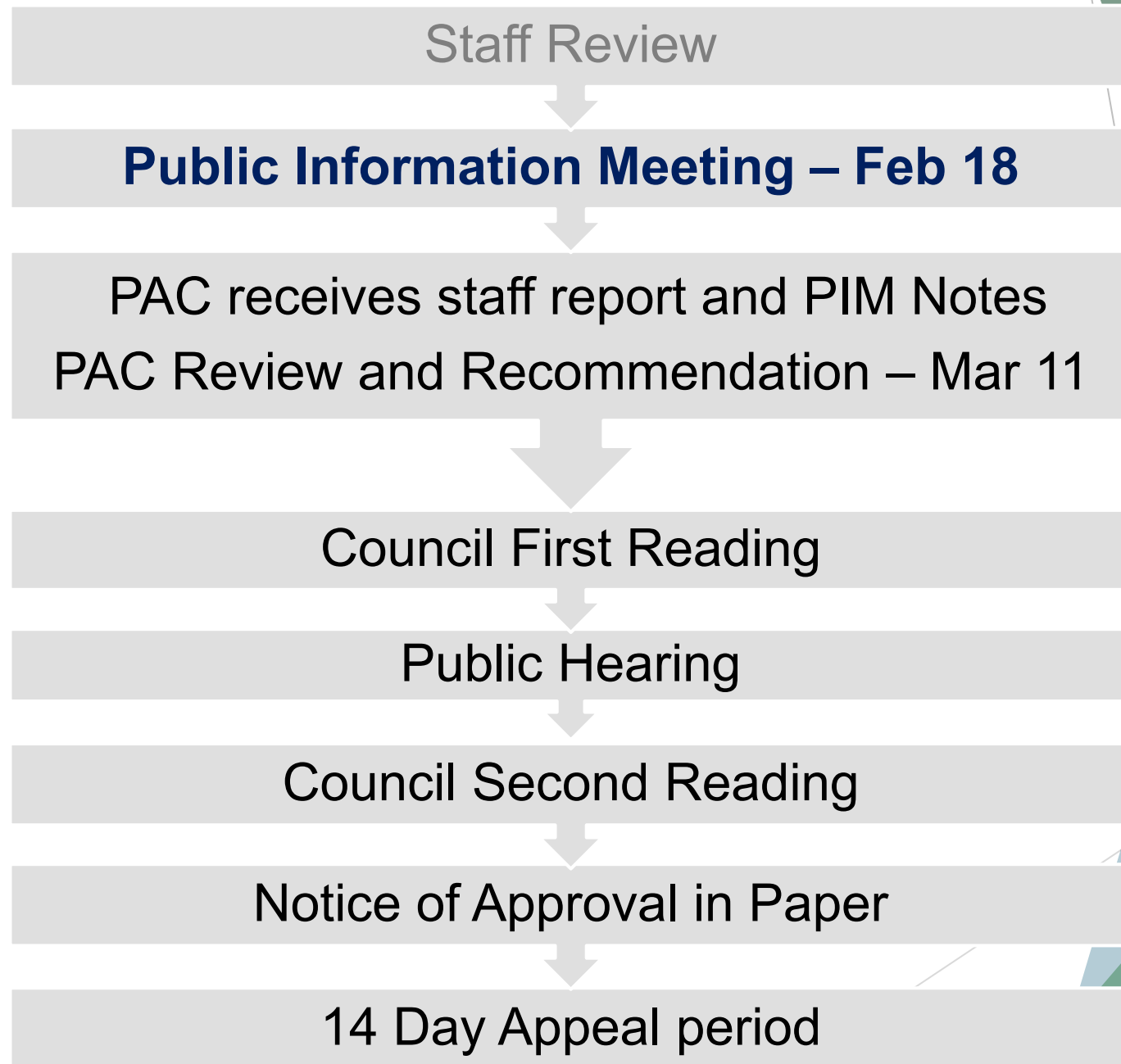
		Mobile homes and Mini homes		Two-unit dwellings	
		with municipal services	with on-site services	with municipal services	with on-site services
Minimum lot area		6,000 ft ² (557.40 m ²); 7,000 ft ² (650.30 m ²) for corner lots	29,000 ft ² (2,694.10 m ²)	3,500 ft ² (325.15 m ²)/unit	29,000 ft ² (2,694.10 m ²)/unit
Minimum lot frontage		50 ft (15.24 m)	100 ft (30.48 m)	30 ft (9.14 m) / unit	100 ft (30.48 m) / unit
Minimum front yard		15 ft (7.62 m)			
Minimum rear yard		25 ft (7.62 m)			
Minimum side yard	one side	6 ft (1.83 m)			
	other side	6 ft (3.05 m)			
Max. height of main building		35 ft (10.67 m)			

- ▶ If approved this amendment would allow any vacant lot zoned Two Unit Residential (R-2) in the Three Mile Plains Growth Centre to have a mobile home placed on site



Process

Notice was placed
in the Valley
Journal



Comments / Questions to date

- ▶ 1 comment received via email
 - ▶ Opposed to the proposed amendment

Comment Submission

- ▶ Comments and questions can be submitted by the public until **March 10**
- ▶ All correspondence should be sent to:
Sara Poirier, Planner

Phone	902-798-8391 ext. 117
Email	spoirier@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive

