



WEST HANTS  
NOVA SCOTIA

**MUNICIPALITY OF THE DISTRICT OF WEST HANTS  
Public Hearing  
February 13, 2018**

**Mitch Brison West Hants Land Use By-law: Map Amendment to amend Underwood Road Area within Three Mile Plains from the Two Unit Residential (R-2) to the Multiple Residential (R-3) Zone and add a Community Use/Local Commercial Building Definition**

Present:	A. Zebian	Warden
	R. Jannasch	Councillor District 1
	K. Monroe	Councillor District 2
	D. Keith	Councillor District 3
	T. Leopold	Councillor District 4
	D. Francis	Councillor District 5
	R. Hussey	Councillor District 6
	J. Daniels	Councillor District 7
	P. Morton	Deputy Warden
	R. Zwicker	Councillor District 10
	M. Laycock	Acting CAO, Director of Finance
	M. LeMay	Director of Planning and Development
	S. Shah	Municipal Planner
	R. Brown	Municipal Clerk
	C. Remme	Executive Assistant/Communications Coordinator

There were 19 members of the public in attendance.

Warden Zebian advised that the Public Hearing was required by Part 8 of the *Municipal Government Act* stating the sessions, hosted by Council, provide members of the public with an opportunity to bring forward concerns and ask the applicant and planning staff questions regarding the proposed amendments. The Warden went on to say that when the Public Hearing is complete, the Council meeting will resume, and members of Council may then ask questions and make comments.

Warden Zebian called on the Municipal Planner, Sirah Shah, to speak on the amendment.

The Municipal Planner reviewed the presentation (attached).

The Municipal Planner advised Council that one phone call had been received in favour of the application.

Warden Zebian asked if there any questions from the public. There were none.

Warden Zebian called for any oral or written submissions in favour of the amendment. There were none.

Warden Zebian called for any oral or written submissions against the amendment. There were none.

Warden Zebian declared the Public Hearing adjourned at 7:08 p.m.

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Abraham Zebian, Warden

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Rhonda Brown, Municipal Clerk



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Mr. Mitch Brison  
Land Use By-Law Map and Text Amendment  
Public Hearing  
February 13, 2018

# Background

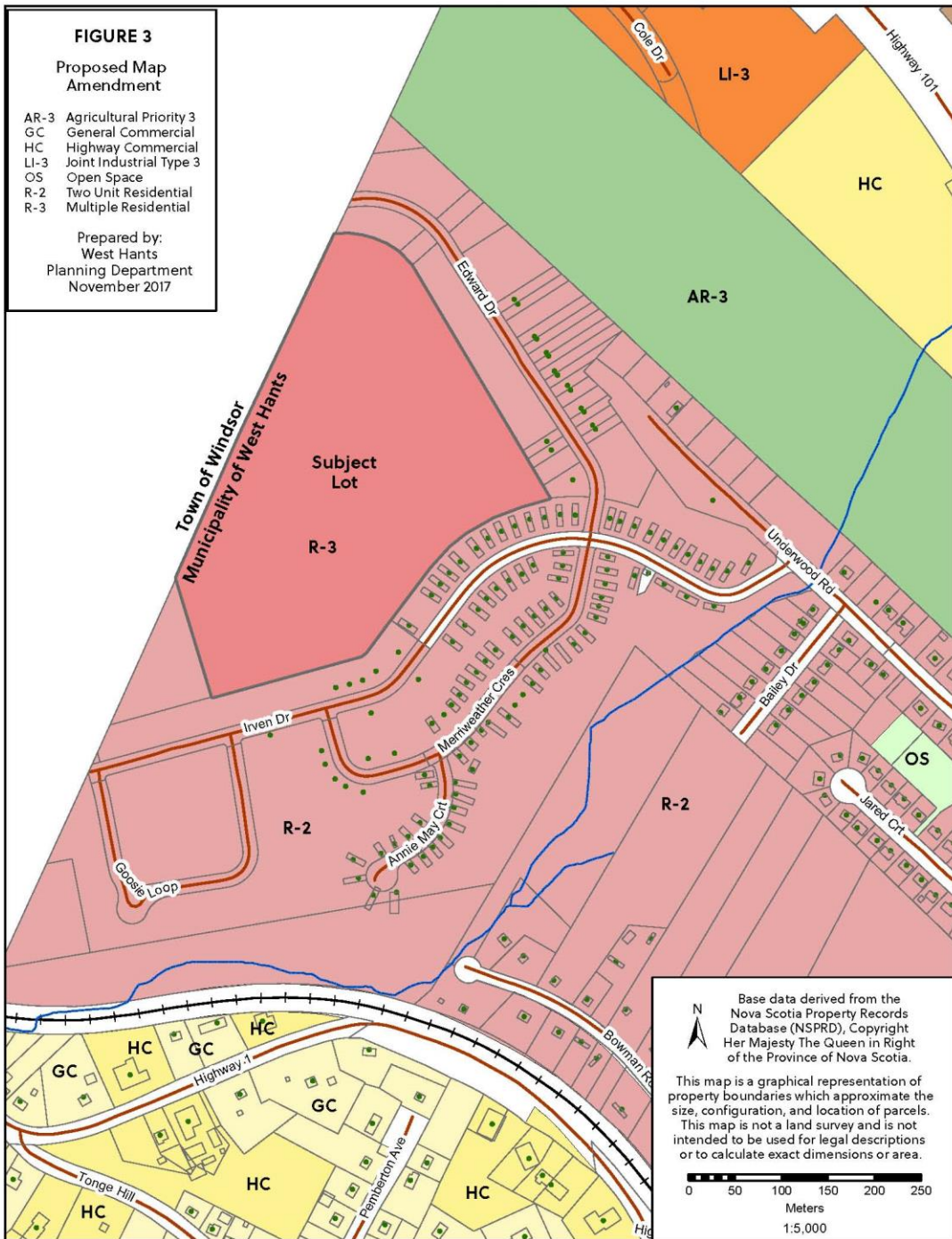
- ▶ An application was confirmed October 10, 2017 from Brison Developments
- ▶ The application is to change the zoning of lands within the Underwood Road Area from the Two Unit Residential (R-2) Zone to the Multiple Residential (R-3) Zone to allow for a mix of housing types
- ▶ A text amendment to the West Hants Land Use By-Law will be required to limit development in the Underwood Road Area
- ▶ A definition for Community Use/Local Commercial Building, which is contained in the development agreement for the site, will also need to be added to the West Hants Land Use By-Law.

**FIGURE 3**

**Proposed Map Amendment**

- AR-3 Agricultural Priority 3
- GC General Commercial
- HC Highway Commercial
- LI-3 Joint Industrial Type 3
- OS Open Space
- R-2 Two Unit Residential
- R-3 Multiple Residential

Prepared by:  
West Hants  
Planning Department  
November 2017



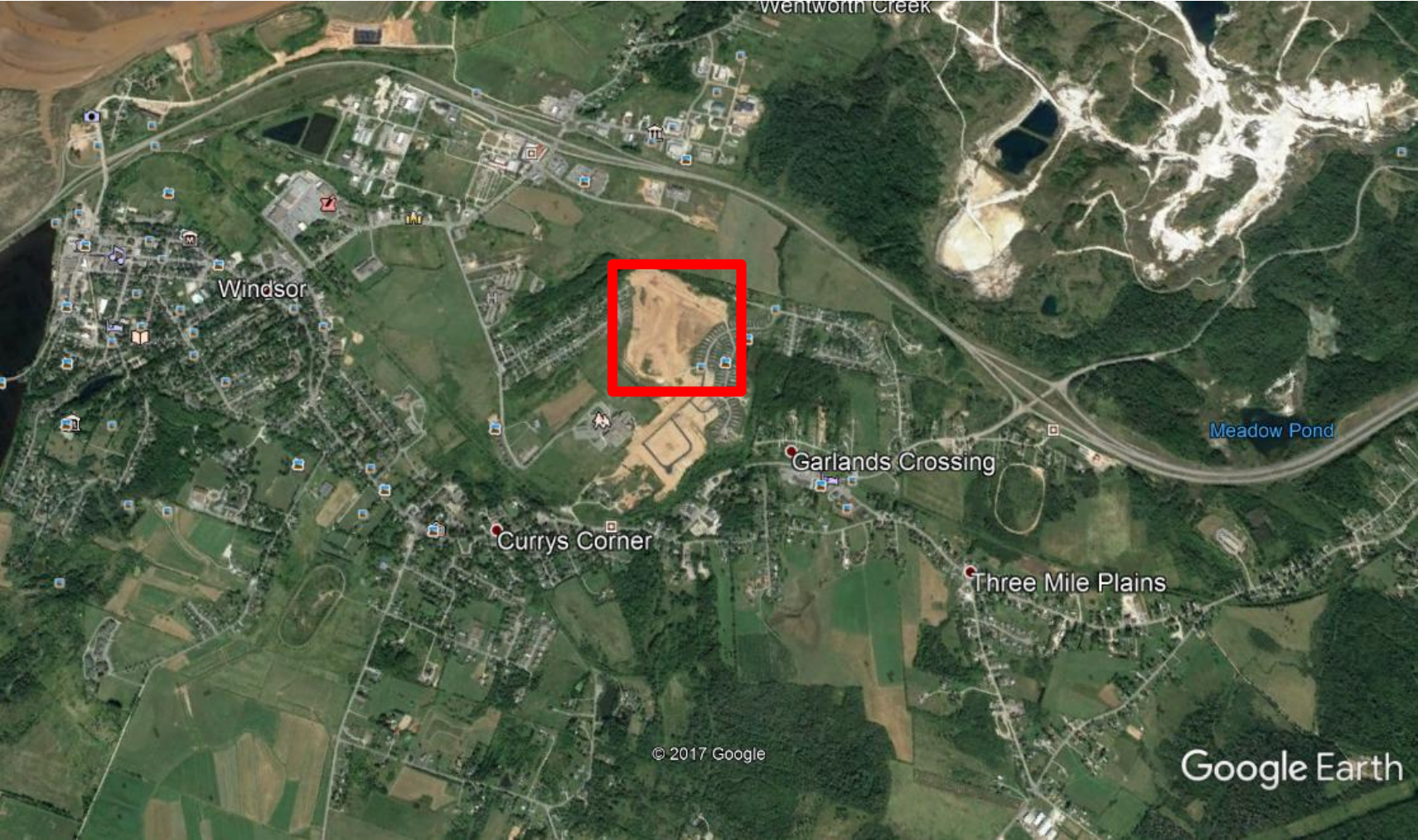
Base data derived from the Nova Scotia Property Records Database (NSPRD), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia.

This map is a graphical representation of property boundaries which approximate the size, configuration, and location of parcels. This map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area.

0 50 100 150 200 250  
Meters  
1:5,000

# Proposed Map Amendment

# Proposed Map Amendment

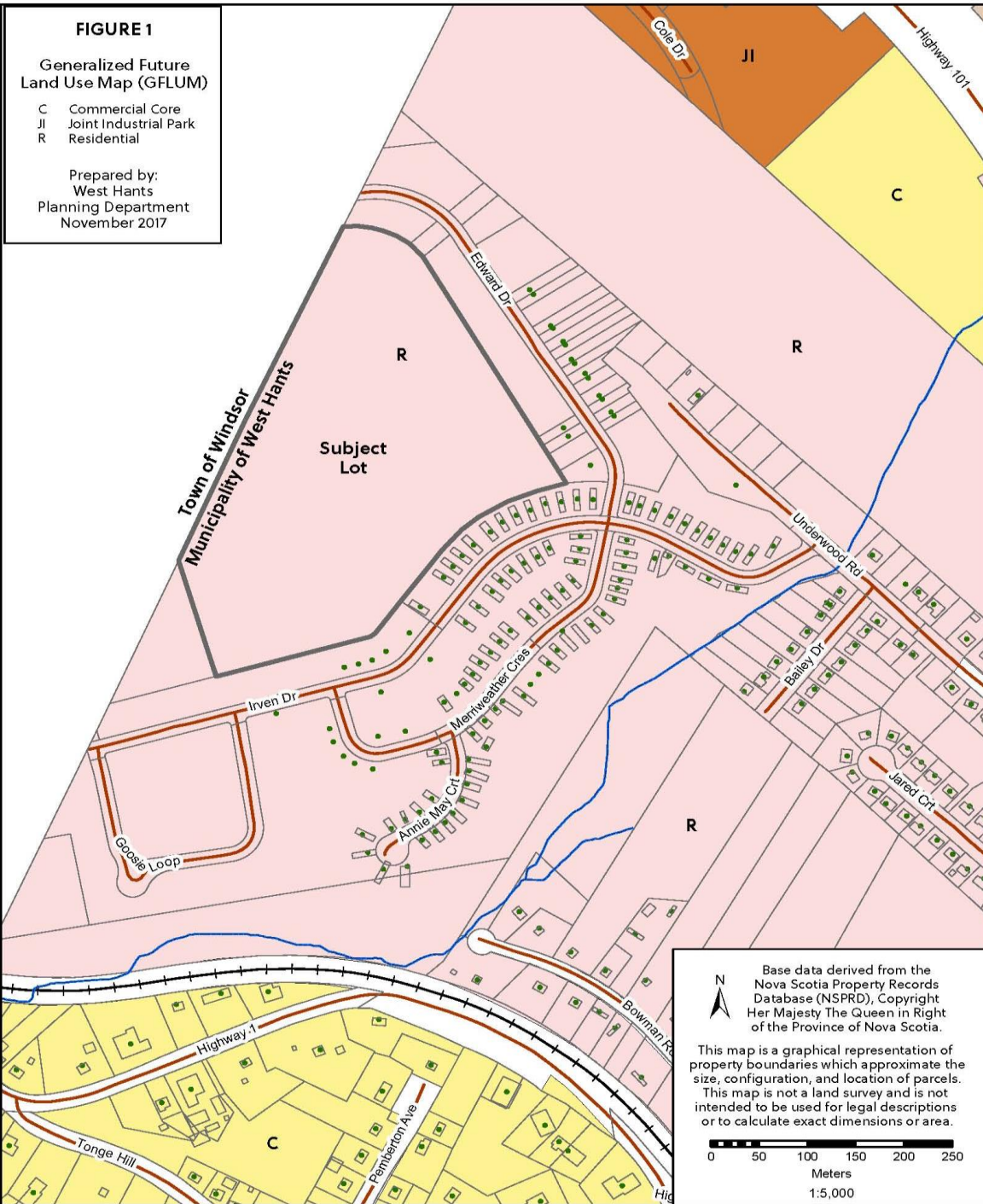


**FIGURE 1**

**Generalized Future  
Land Use Map (GFLUM)**

- C Commercial Core
- Jl Joint Industrial Park
- R Residential

Prepared by:  
West Hants  
Planning Department  
November 2017



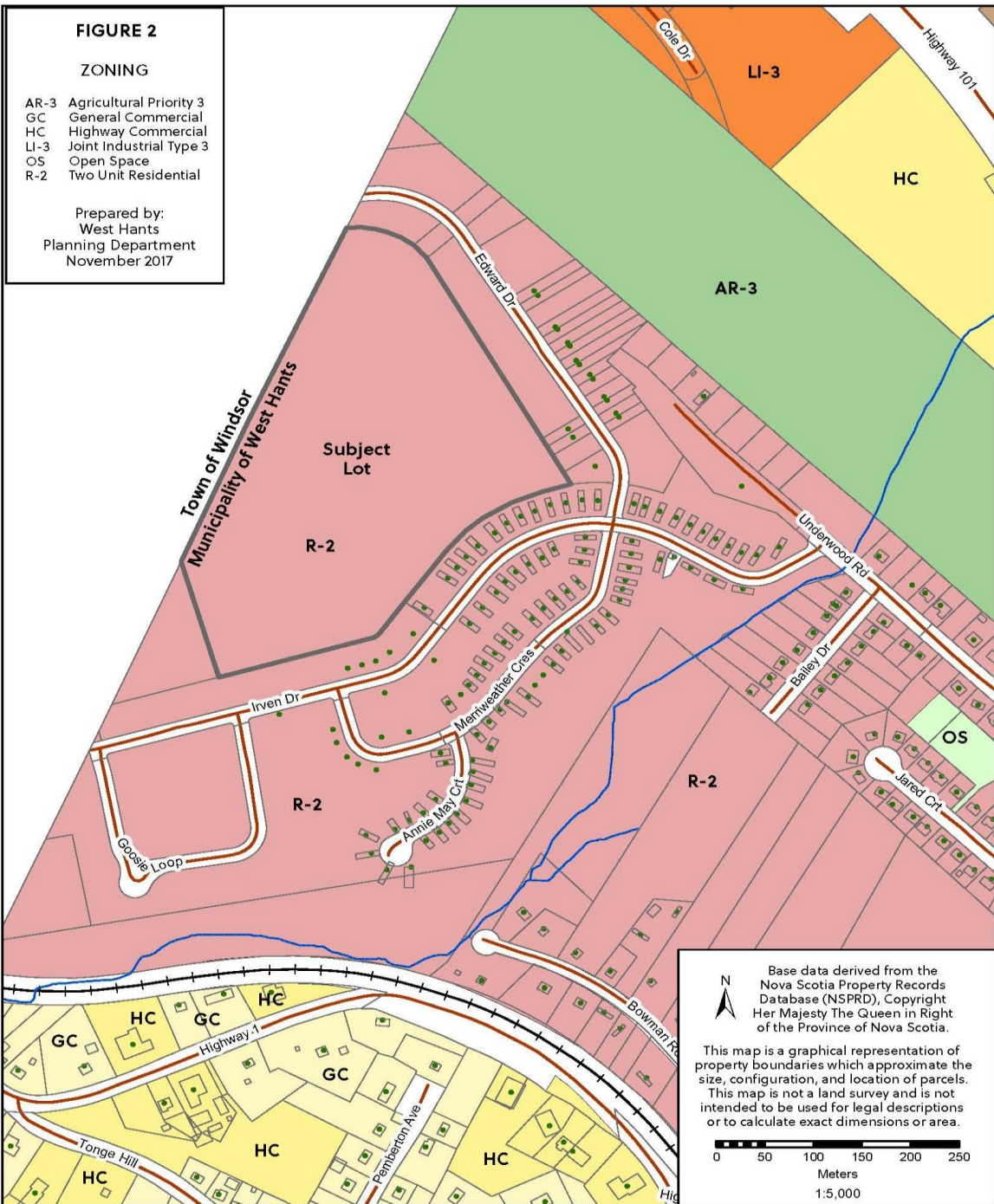
# General Future Land Use- Residential

**FIGURE 2**

**ZONING**

- AR-3 Agricultural Priority 3
- GC General Commercial
- HC Highway Commercial
- LI-3 Joint Industrial Type 3
- OS Open Space
- R-2 Two Unit Residential

Prepared by:  
West Hants  
Planning Department  
November 2017



# Zoned Two Unit Residential (R-2)

# Document Review

- ▶ Policy 5.3.7 of the MPS allows Council to consider rezoning land within the Three Mile Plains Growth Centre to Multiple Residential (R-3).
- ▶ The traffic impact study completed in February 2017 outlined specific regulations to limit development to ensure adequate transportation access is provided. Level of development will be limited to:
  - ▶ 345 dwelling units; and
  - ▶ one Community Use/Local Commercial Building a maximum of 5,000 sq. ft. in gross floor area.
- ▶ Policy 16.3.1 of the MPS allows Council to consider amendments to the West Hants Land Use By law.

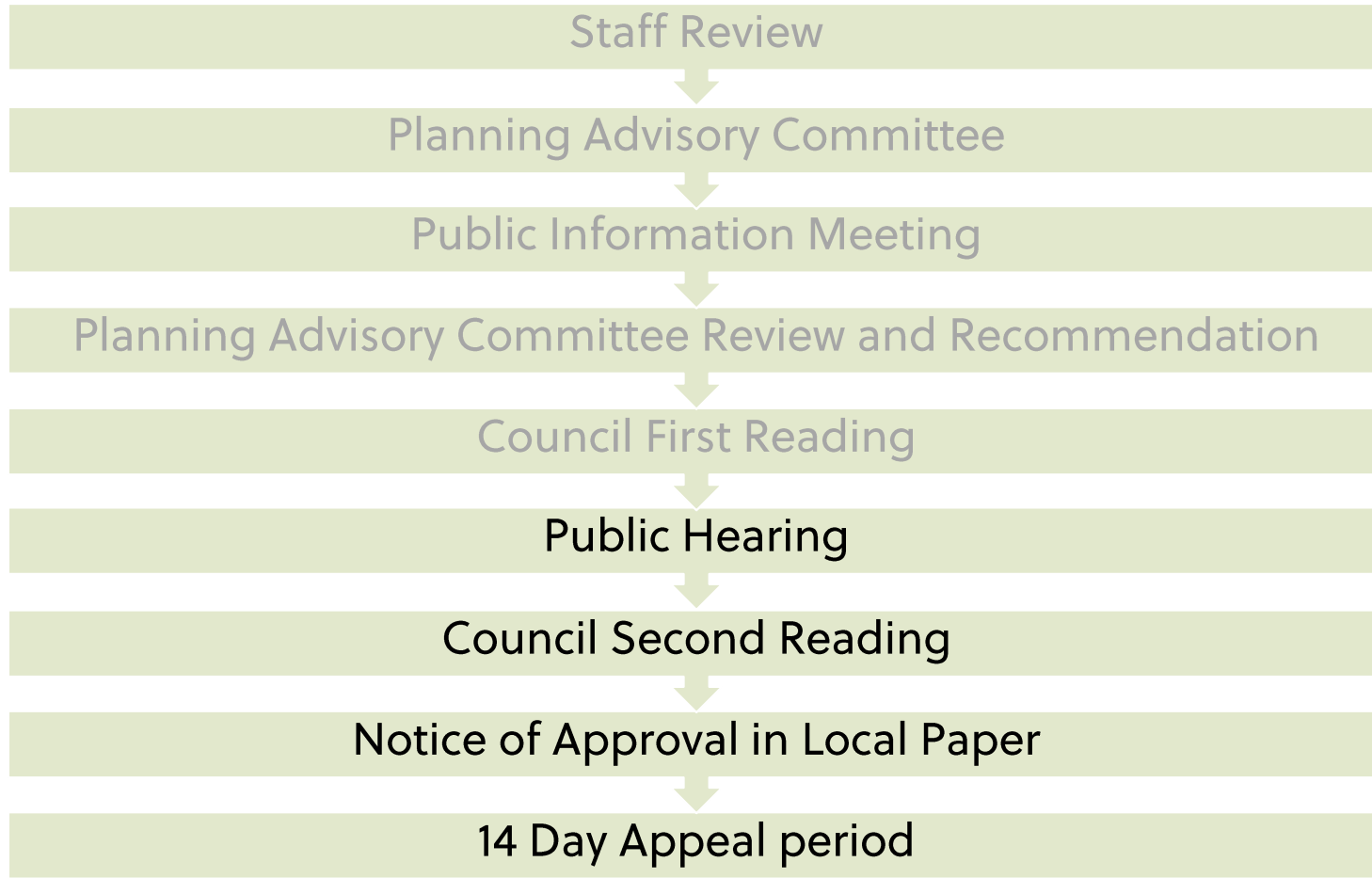
# Specific Criteria

- ▶ Policy 5.3.7 of the MPS enables Council to consider rezoning land within the Three Mile Plains Growth Centre to Multiple Residential (R-3) and establishes the criteria for amendment.
- ▶ In summary:
  - ▶ the proposed development does not have frontage on an arterial or collector street;
  - ▶ the development is serviced by municipal water and sewer;
  - ▶ the development is compatible with the character of the area; and
  - ▶ open space and parking will be required as part of the Land Use and Subdivision By-Law.

# General Criteria

- ▶ Policy 16.3.1 of the MPS states general criteria for any development agreement considered in West Hants.
- ▶ In summary:
  - ▶ the proposal is not premature or inappropriate for the area; and
  - ▶ the pattern of development which this proposal might create aligns with the policy of Council (5.1.1) to: *encourage more concentrated residential and commercial development in the designated Growth Centres.*

# Process





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# Recommendation

Should Council wish to proceed following the Public Hearing, the following motion would be in order:

that **Council gives Second Reading to and approves amending:**

- ▶ **the map of the West Hants Land Use By-law to amend the zoning of lands within the Underwood Road Area from the Two Unit Residential (R-2) Zone to the Multiple Residential (R-3) Zone as attached as Figure 3 to the report dated February 13, 2018; and**
- ▶ **the text of the West Hants Land Use By-law to limit development in the Underwood Road Area; decrease the minimums lot frontage and front and side yards in the Two Unit Residential (R-2) zone and the Residential Multiple (R-3) zone; and add a definition for Community Use/Local Commercial Building as **attached as Appendix A to the report dated February 13, 2018. – a brief revised report with the proposed revised definition, date of request etc...****