



WEST HANTS
NOVA SCOTIA

MUNICIPALITY OF THE DISTRICT OF WEST HANTS

Public Hearing

March 13, 2018

Second Reading for: Text Amendment to the Hantsport Municipal Planning Strategy to replace the current Commercial (c) Zone with two new Commercial Zones; Map Amendment to the Hantsport Municipal Planning Strategy to increase the Commercial Designation; Text Amendment to the Hantsport Land Use By-law to replace the current Commercial (C) Zone with two new Commercial Zones and replace the current definitions for Office and Professional Office with a new definition for Office; and Map Amendment to the Hantsport Land Use By-law to add the two new Commercial Zones

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. Campbell	Municipal Planner
	B. Carrigan	Director of Public Works
	C. Lowe	Municipal Accountant
	R. Brown	Municipal Clerk
	C. Remme	Executive Assistant/Communications Coordinator

There were 5 members of the public in attendance.

Warden Zebian advised that this was a Public Hearing 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. He went on to say that upon completion of the Public Hearing, the Council meeting will resume, and members of Council may then ask questions and make comments.

Warden Zebian called on Director of Planning and Development, Madelyn LeMay, to speak on the application.

The Director reviewed the presentation (attached).

The Director advised Council that there have been calls looking for information but not for or against the amendments.

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 in against the amendment.

Warden Zebian declared the Public Hearing adjourned at 7:55 p.m.

Abraham Zebian, Warden

Rhonda Brown, Municipal Clerk



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Public Hearing
Hantsport Commercial Zone and Designation
March 13, 2018

Background

- ▶ Several inquiries were received by the Planning Department for properties in Hantsport's Commercial Designation
- ▶ Two types of inquiry
 - (1) properties zoned Residential (R1) and proposed use is 2 or more residential units;
 - (2) properties zoned Commercial (C) and proposed use is residential
- ▶ There is no policy option in the MPS

Background

October: Staff discussed the inquires with HAAC



November: Information report on the various options



December: HAAC gave a positive recommendation to create two new commercial zones



January: PAC gave a positive recommendation



February: Council approved First Reading

Draft Amendments

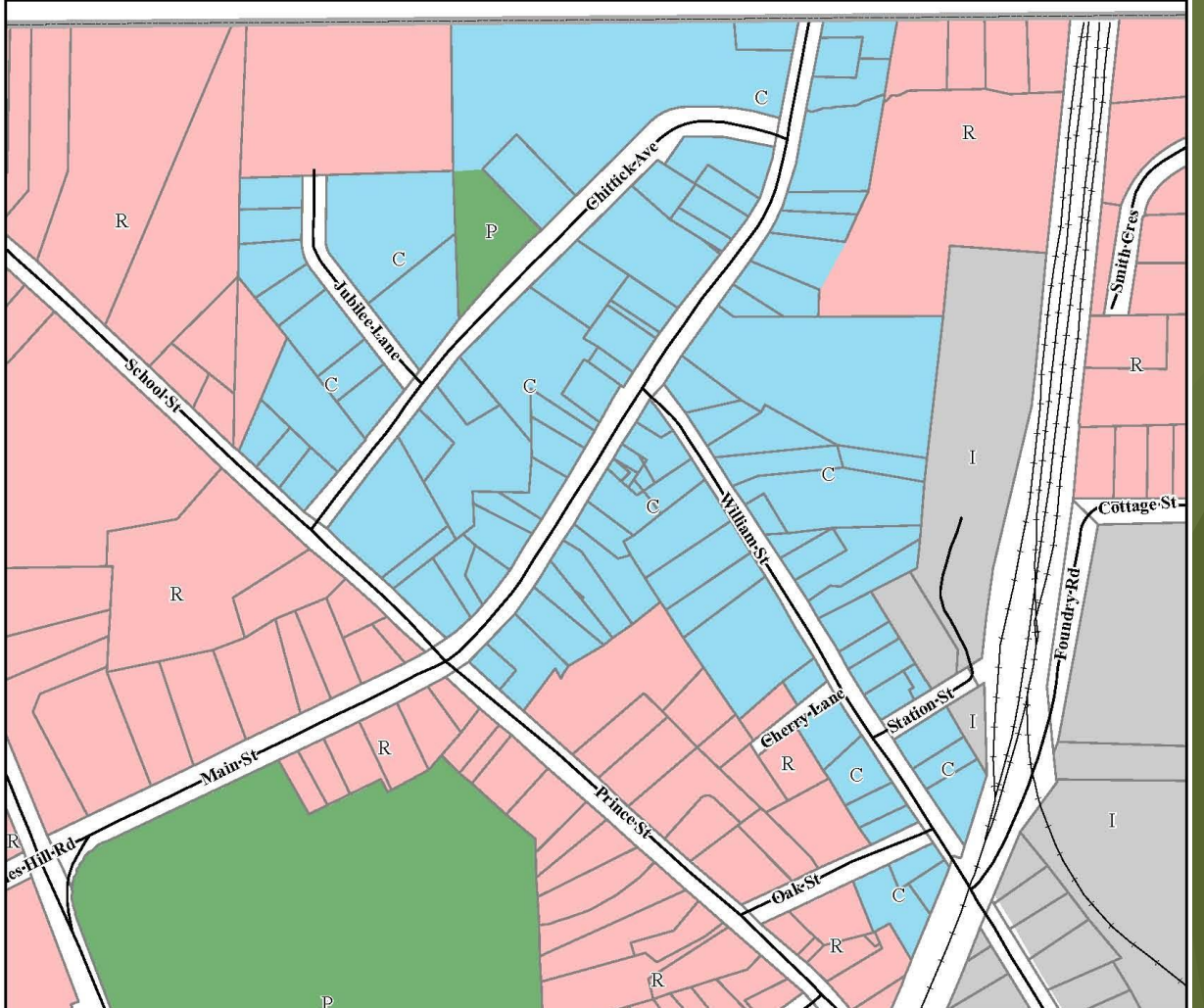
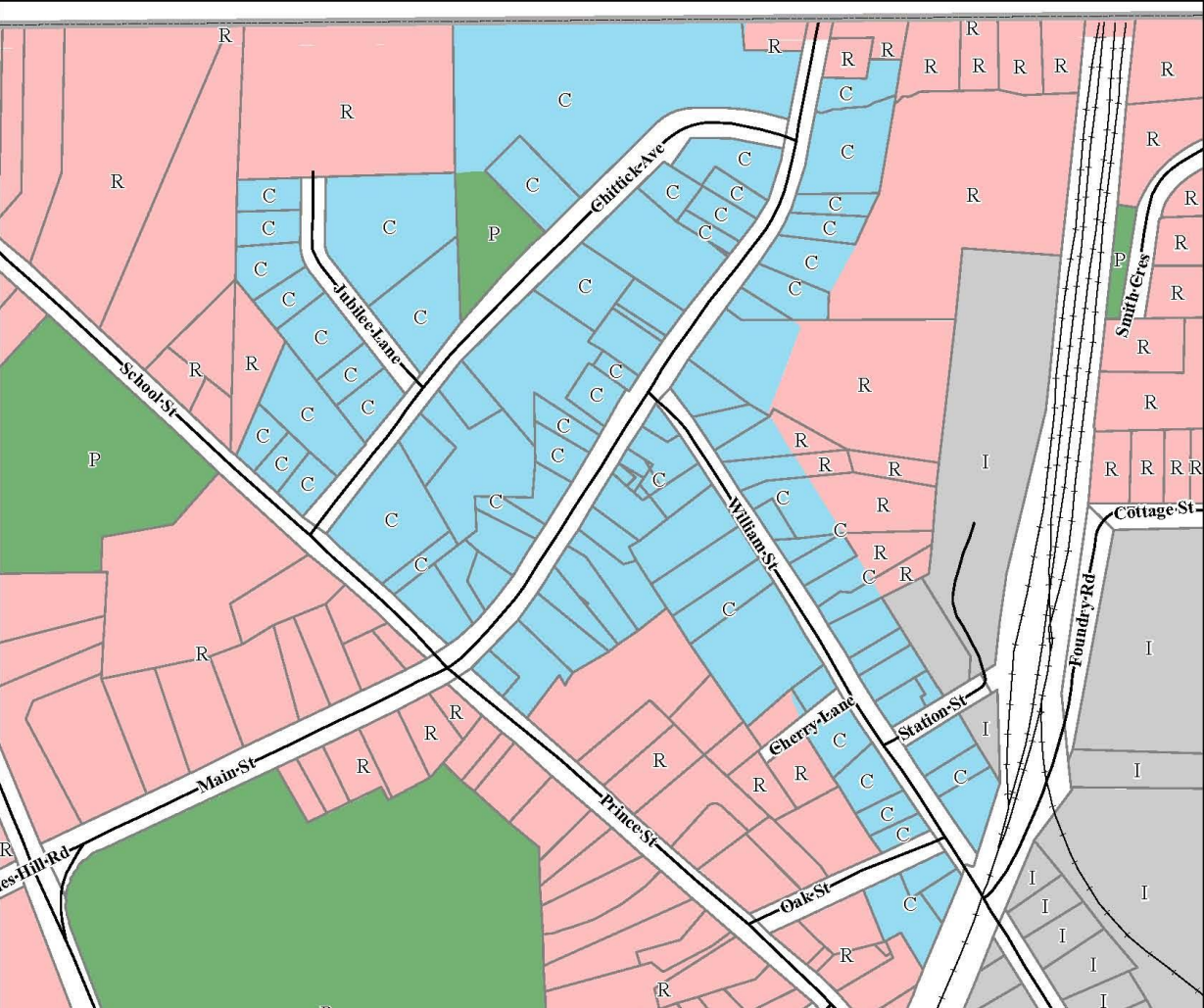
Policy CP-2

- ▶ It shall be the policy of Council to establish a Commercial (C-1) Zone which will allow for an increase in residential density in existing dwellings while maintaining the street presence of commercial and office establishments.

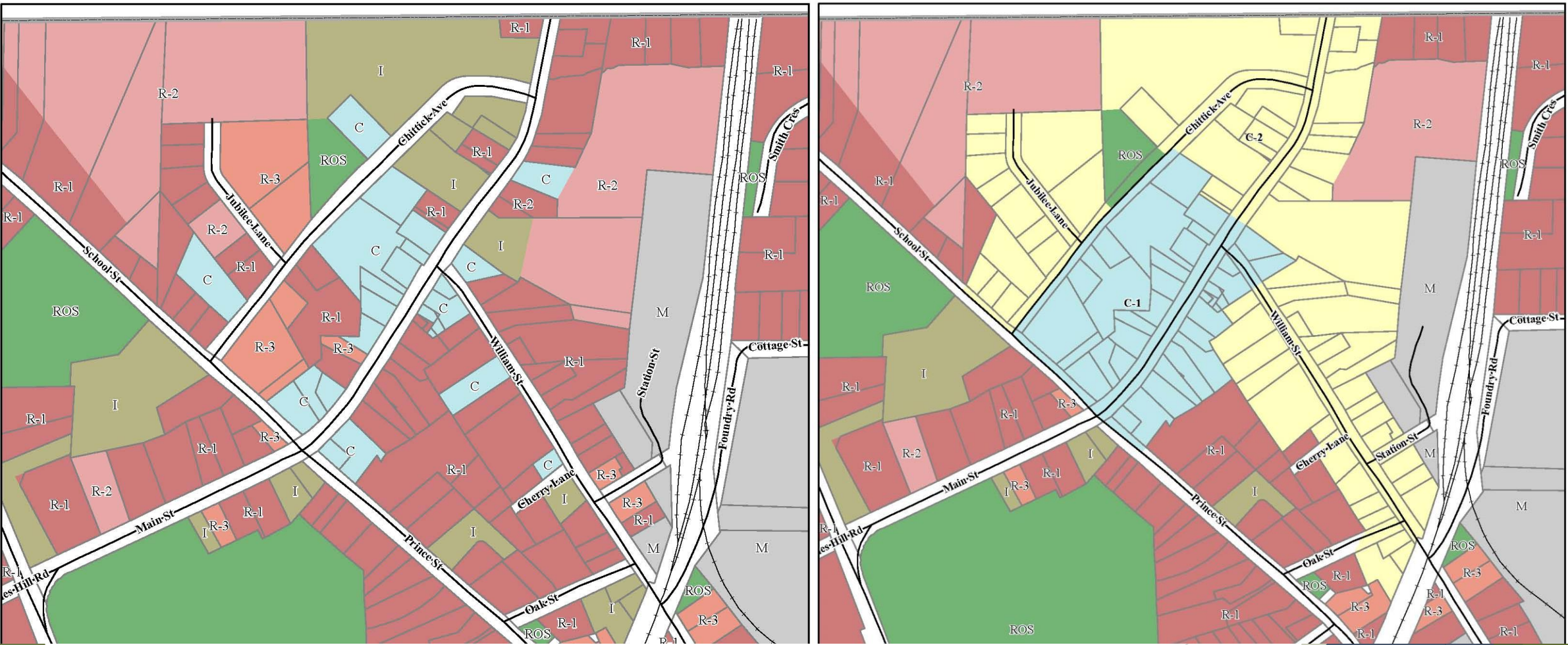
Policy CP-3

- ▶ It shall be the policy of Council to establish a Mixed Commercial/ Residential (C-2) Zone which will permit a wide variety of commercial and residential uses.

Commercial Designation Amendment



Commercial Zoning Amendment



Revisions by HAAC

- ▶ HAAC requested on February 14, 2018 that small industries for manufacturing crafts be included as a permitted use in both commercial zones
- ▶ the definition for **Artisan Workshop** in the HLUB would be amended as follows:
- ▶ **ARTISAN WORKSHOP** means a building or part of a building used for the production of, or the production and sale of, works of art or crafts made by **small custom production processes or by hand.**

Draft Amendments

Permitted Uses in C-1

- ▶ all commercial uses
- ▶ artisan workshops
- ▶ offices
- ▶ medical clinics
- ▶ museums
- ▶ residential uses existing as of date of amendment
- ▶ residential uses in accordance with Section 9.1.5

Draft Amendments

Additional regulations for C-1

- ▶ no parking requirements for commercial uses, artisan workshops, offices, museums or medical clinics
- ▶ Existing Single Unit Residential (R-1) and Two Unit Residential (R-2) uses may be converted to higher density residential uses if contained within the existing residential building.
- ▶ New residential uses shall occupy no more than 50% of the gross floor area of the structure and be located above, behind or below a commercial use, artisan workshop, office, museum, or medical clinic. The commercial use, artisan workshop, office, museum, or medical clinic must have frontage on the street.

Draft Amendments

Permitted Uses in C-2

all commercial uses	medical clinics
offices	residential uses existing as of date of amendment
single detached dwellings	two-unit dwellings
multiple unit dwellings	residential day care centres
guest houses	bed and breakfast homes
boarding rooms	museums
artisan workshops	

Draft Amendments

Permitted Uses in C-2 institutional uses existing as of date of amendment as follow

Civic Address	Owner	Use
58 Main Street	3262992 NOVA SCOTIA LIMITED	Nursing Home
59 Main Street 61 Main Street	Parish of Avon Valley Rector Wardens and Vestry of Saint Andrews Church	Place of Worship
67 Main Street	Roman Catholic Episcopal Corporation	Place of Worship
19 Chittick Avenue	Municipality of The District of West Hants	Department of Public Works
1 Oak Street 3 Oak Street 36 William Street	Municipality of The District of West Hants	Food Bank
5 Oak Street	Municipality of The District of West Hants	Fire Station

Draft Amendments

Additional regulations for C-2

- ▶ Existing Single Unit Residential (R-1) and Two Unit Residential (R-2) uses may be converted to higher density residential uses if contained within the existing residential building.

Draft Amendments

Office means a structure in which business is conducted which may include but is not limited to: consultation services, a bank or other financial institution, a real estate or insurance agency, a data processing establishment, an online retailer, or legal and other personal professional services. This shall not include the manufacturing of any products.

HMPS and HLUB General Criteria

In summary:

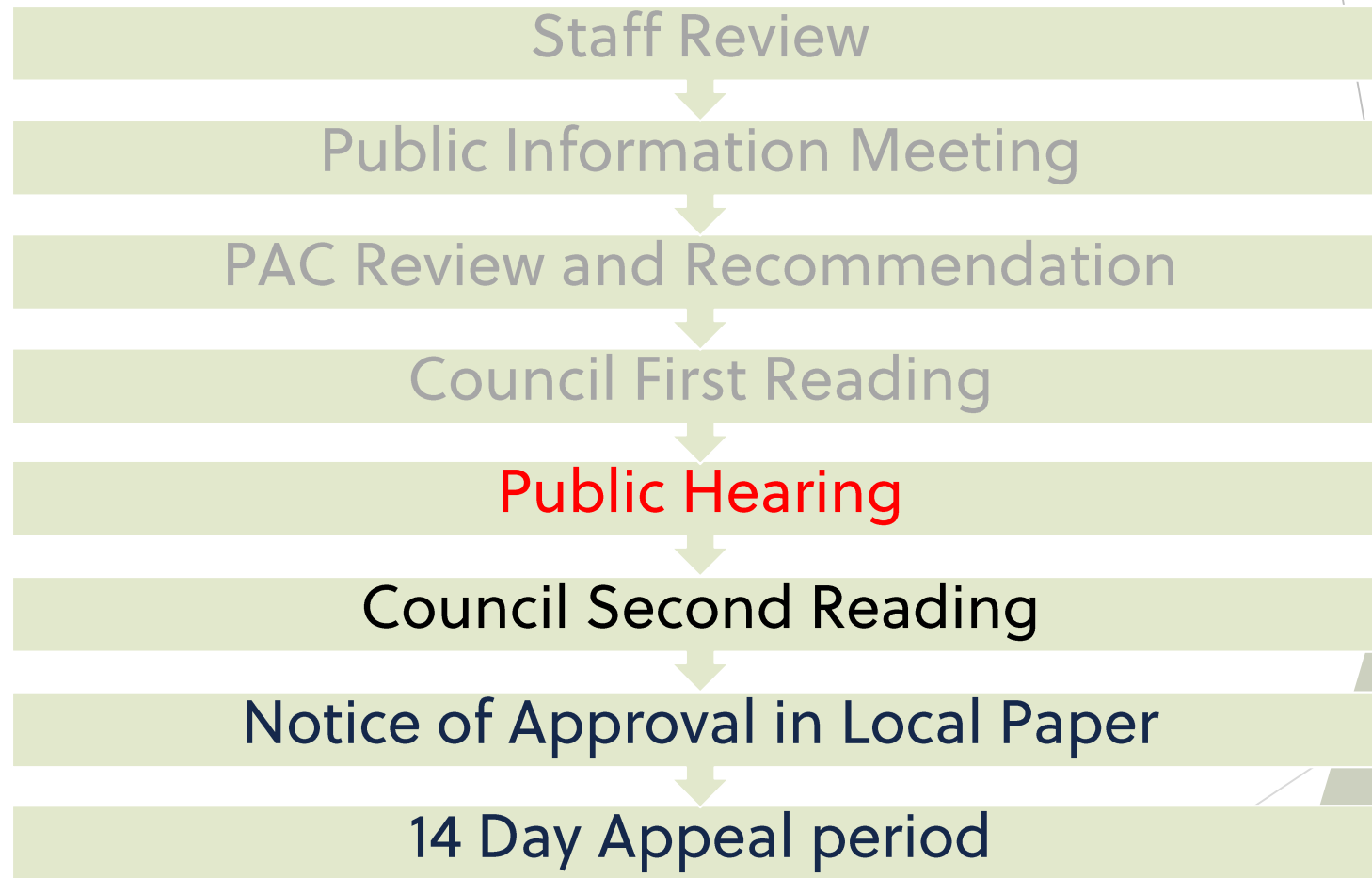
- ▶ the proposal is not premature or inappropriate for the area;
- ▶ the addition of more flexibility for residential options could result in more people living near commercial services which would increase the customer base for retailers; and
- ▶ Section 2.2.5 of the HMPS states it is a goal of Council to “provide housing opportunities to encourage new residents to the town.” The proposed amendment will create new housing opportunities within the commercial designation which will allow new residents to be close to services.

PROCESS

Notices were placed in the local paper & properties within 300' were notified of the Public Information Meeting and Public Hearing

13 calls & 4 Facebook comments received from the public

All statutory requirements have been met





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Recommendation

that Council gives Second Reading to and approves amendments to:

- ▶ the text of the Hantsport Municipal Planning Strategy to replace the current Commercial (C) Zone with two new commercial zones; and
- ▶ the map of the Hantsport Municipal Planning Strategy to align the Commercial Designation with the existing lot pattern; and
- ▶ the text of the Hantsport Land Use By-law to replace the current Commercial (C) Zone with two new commercial zones and replace the current definitions for Office and Professional Office with a new definition for Office and amend the current definition of Artisan Workshop; and
- ▶ the map of the Hantsport Land Use By-law to replace the current Commercial (C) Zone with two new commercial zones;

all as attached as Appendix A to the report to Council dated March 13, 2018.