



**West Hants**  
something inspiring awaits

**WEST HANTS REGIONAL MUNICIPALITY  
Planning and Heritage Advisory Committee (PAC/HAC) Agenda  
June 7, 2023 – 6:00pm  
In Person and Via Zoom**

- 1.0 Call to Order and Attendance**
- 2.0 Announcements**
- 3.0 Approval of Agenda and Additions**
- 4.0 Declaration of Conflict of Interest**
- 5.0 Approval of Minutes (May 11, 2023)**
- 6.0 Business Arising from the Public Information Meetings (June 6, 2023)**
  - 6.1 File #23-07 PID 45180635 Hwy 215, Summerville (Mark Fredericks)
  - 6.2 File #23-09 PID 45366432 Cole Drive, Windsor (West Hants portion) (Alex Dunphy)
- 7.0 Business Arising from the Minutes**
  - 7.1 File # 23-01 997 Hwy 14, Upper Vaughan (Alex Dunphy)
  - 7.2 File # 23-05 Cole Drive, Windsor, PID 45366432 (Alex Dunphy)
  - 7.3 Update: File # 22-23 PID 45006947 and 45415668, MacLeod Court, Three Mile Plains (Sara Poirier)
  - 7.4 Update: File #22-25 College Road, PID 45336203 (Sara Poirier)
  - 7.5 Update: File #21-18 Benjamins Mill Wind Project (Alex Dunphy)
  - 7.6 Update: File #22-28 PID 45276441 and PID 45366986, Payzant Dr, Windsor (Sara Poirier)
  - 7.7 Update: File #22-29 PID 45166915 Scotch Village Station Rd (Sara Poirier)
  - 7.8 Update: File #23-08 Public Participation Program Policy
  - 7.9 Update: Review of Agricultural Policies (Sara Poirier)
  - 7.10 Update: 368 Nesbit Street, PID 45056447 (Sara Poirier)

**8.0 Building and Development Activity Reports (April 2023)**

**9.0 New Business**

9.1 File # 23-03 Pemberton Ave, Garlands Crossing PID 45003563 (Alex Dunphy)

9.2 File # 23-04 Payzant Drive, PIDs 45053030, 45343894, 45343878, 45234382 (Alex Dunphy)

9.3 File # 23-06 35 William St, Hantsport PID 45044419 (Alex Dunphy)

9.4 Discussion: Affordable Housing Requirements (Jane Davis)

9.5 Discussion: Heritage Plaques for Heritage Locations (Lisa Bland)

9.6 Discussion: Plan Review

**10.0 Notices from Adjacent Municipal Units**

**11.0 Questions and Comments from the Public**

**12.0 Next Meeting Date (July 13, 2023) / Adjournment**



**ACTIVITY REPORT**

For Month of May 5/31/2023

Type	May 2022			May 2023		
	Permits	Units	Value of Construction	Permits	Units	Value of Construction
Single Family	25	21	5,830,000	20	17	4,827,000
Duplex/Semi	0	0	0	3	4	1,204,372
Apartments	0	0	0	0	0	0
Other Residential	18	1	652,500	28	0	778,000
Commercial	2	0	407,500	1	0	1,000,000
Industrial	1	0	60,000	0	0	0
Inst & Gov	0	0	0	0	0	0
Agriculture	0	0	0	2	0	100,000
Other	0	0	0	0	0	0
<b>Total</b>	<b>46</b>	<b>22</b>	<b>6,950,000</b>	<b>54</b>	<b>21</b>	<b>7,909,372</b>
<b>Year To Date</b>	<b>135</b>	<b>69</b>	<b>20,776,162</b>	<b>118</b>	<b>38</b>	<b>16,257,126</b>
Demolition	0	0		0	0	
Sign Permits	0			5		
Sub Applications	3	2 (Lots Requested)		7	17 (Lots Requested)	



**WEST HANTS REGIONAL MUNICIPALITY REPORT**

Information <input type="checkbox"/>	Recommendation X	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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**To:** Members of Planning and Heritage Advisory Committee (PAC/HAC)

**Submitted by:** \_\_\_\_\_  
 Alex Dunphy, Planner

**Date:** June 7, 2023

**Subject:** WHLUB Amendment: Pemberton Avenue, Garlands Crossing (PID 45003563);  
 File # 23-03

**LEGISLATIVE AUTHORITY**

Municipal Government Act Section 210

**RECOMMENDATION**

Staff recommend that the PAC/HAC forward a positive recommendation by passing the following motion:

...that PAC/HAC recommends 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 45003563 on Pemberton Avenue, Garlands Crossing, from the General Commercial (GC) zone to the Two Unit Residential (R-2) zone.

**BACKGROUND**

Property X	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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A completed application was received from Gene and Annetta Anthony on March 14, 2023. The application is to allow for two, two unit dwellings by rezoning the subject lot to the Two Unit

Residential (R-2) zone. The property owners will then apply to subdivide the subject lot if the rezoning is approved.

## **DISCUSSION**

The subject lot is currently designated Commercial Core and included within both the Three Mile Plains Growth Centre and the Commercial Development District on the Generalized Future Land Use Map (GFLUM) of the West Hants Municipal Planning Strategy (WHMPS) (Figure 1). The subject lot is zoned General Commercial (GC) on Schedule A of the West Hants Land Use By-law (WHLUB) (Figure 2).

### ***Surrounding Context***

Properties surrounding the subject lot on the south side of Highway 1 are designated Commercial Core and included within both the Three Mile Plains Growth Centre and the Commercial Development District, with the properties on Pemberton Avenue being zoned General Commercial (GC) and the properties to the southeast being zoned Highway Commercial (HC). Adjacent properties on Pemberton Avenue are single unit residences, while a commercial area including restaurants, a gas station, convenience store, and personal service shops are located southwest of the subject lot.

### ***Municipal Planning Strategy Document Review***

Policy 5.3.4 is the primary enabling policy to be considered for this application. This policy provides Council with the ability to consider rezoning to the Two Unit Residential (R-2) zone. The Policy also includes criteria which must be considered in relation to the proposal. The full list of criteria is included with this report in Attachment A. In summary, the proposal meets the criteria since:

- the subject lot is capable of being serviced by municipal water and sewer; and
- the proposed use will not conflict with adjacent existing uses.

Policy 16.3.1 establishes the general criteria that must be considered for all amendments to the West Hants Land Use By-law. The full list of criteria is included with this report in Attachment A. In summary, the proposal meets the criteria as:

- 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 Municipal Project Engineer have no concerns which have not been addressed in this report.

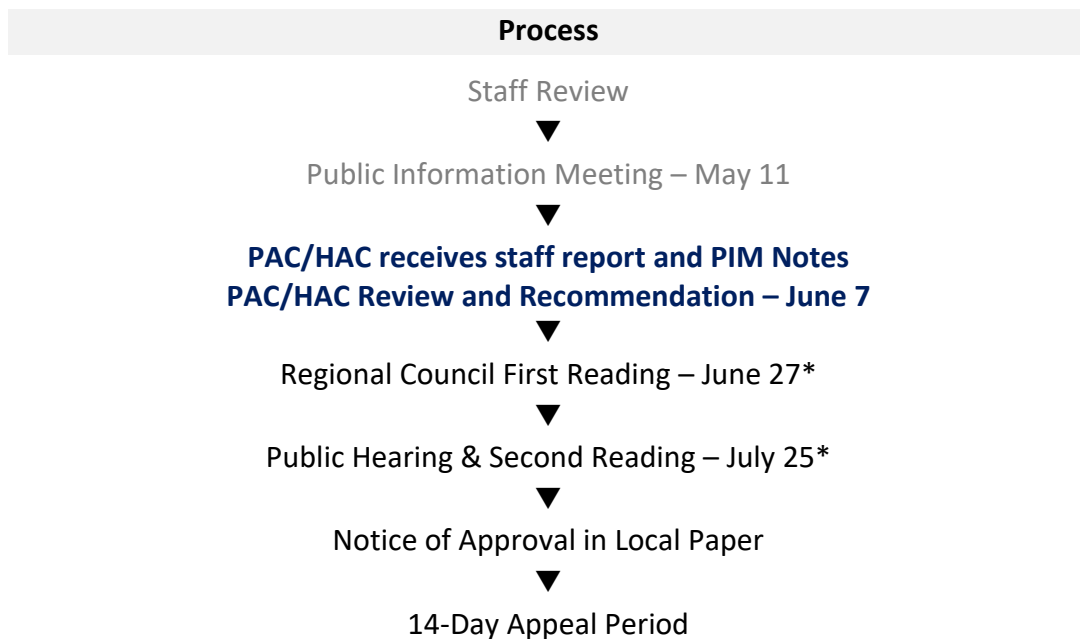
## MUNICIPAL CLIMATE CHANGE ACTION PLAN

The Municipal Climate Change Action Plan (MCCAP) Inland Flooding and Coastal Flooding maps do not show any risks of either inland or coastal flooding on the property.

Property owners are responsible for ensuring that their lot is suitable for the proposed uses.

## NEXT STEPS

As noted above, the proposed amendments have been considered within the context of the general policies of the WHMPS, and is consistent with the intent, objectives, policies and criteria of the WHMPS. As a result, it is reasonable to amend the zoning of PID 45003563 to the Two Unit Residential (R-2) zone.



\*anticipated dates; final dates set by Council

## FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality or residents with regard to the filing of this report.

## ALTERNATIVES

In response to this application, the PAC/HAC may recommend that Council:

- hold First Reading and authorize a Public Hearing to approve the amendments as drafted or as specifically revised by direction of PAC/HAC;
- provide alternative direction, such as requesting further information on a specific topic.

**ATTACHMENTS**

Figure 1	West Hants GFLUM Extract
Figure 2	West Hants Zoning Map Extract
Figure 3	West Hants Proposed Zoning Map Extract
Attachment A	Policy Summary for Amendments
Attachment B	Public Information Meeting Notes

Report Prepared by: \_\_\_\_\_  
Alex Dunphy, Planner

Report Approved by: \_\_\_\_\_  
Sara Poirier, Director of Planning and Development

Figure 1 – West Hants GFLUM Extract

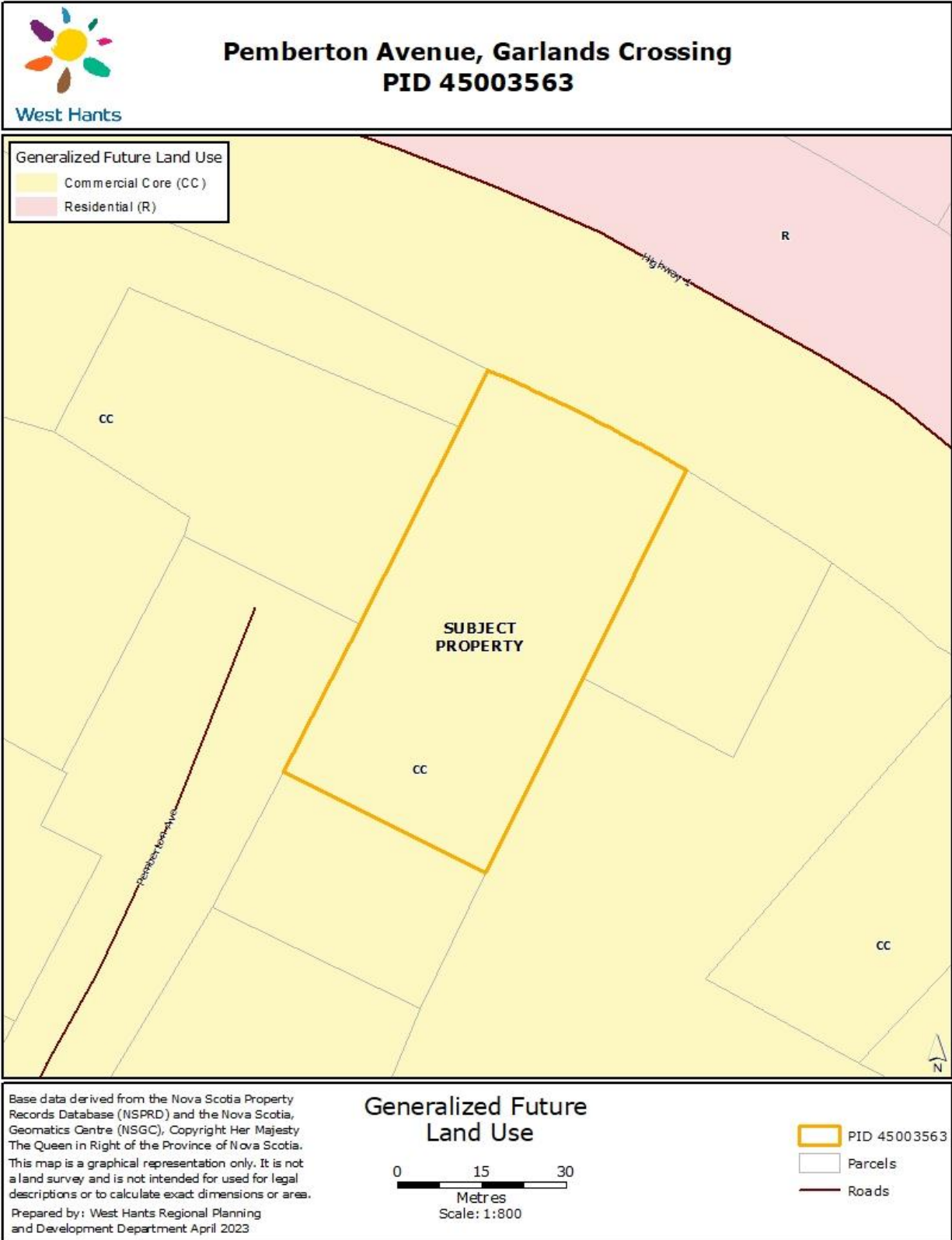


Figure 2 – West Hants Zoning Map Extract

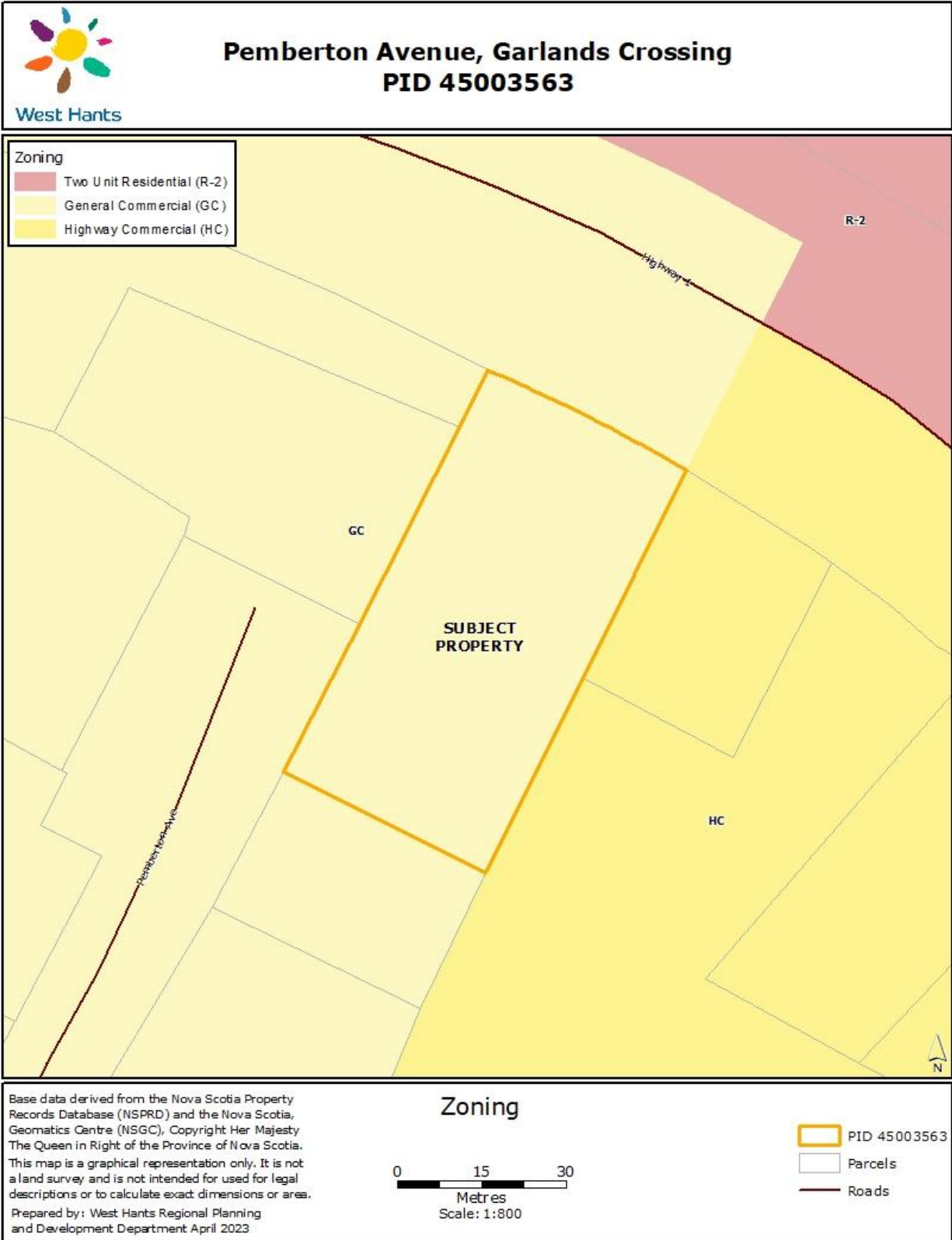
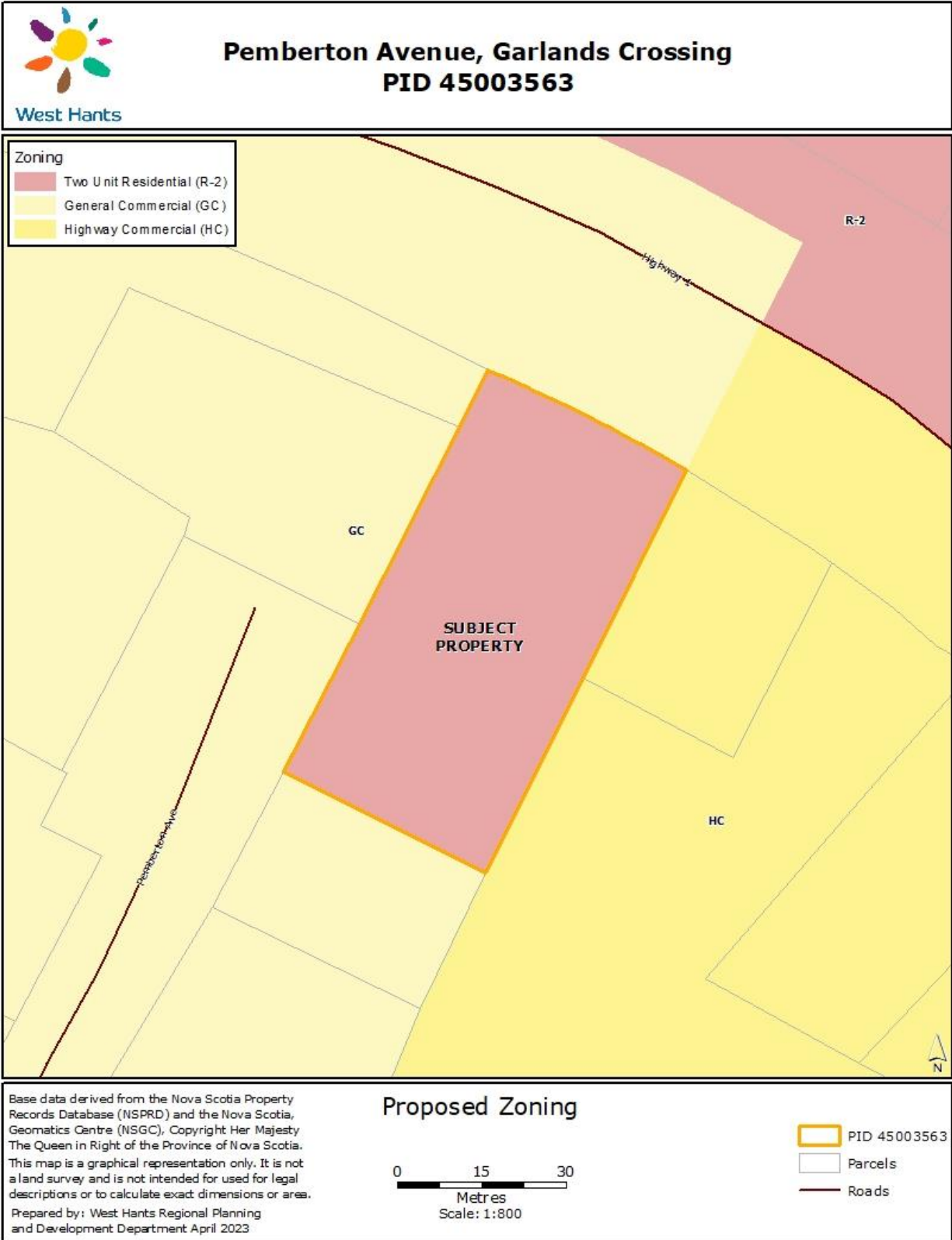


Figure 3 – West Hants Proposed Zoning Map Extract



## Attachment A – Policy Summary for Amendments

<p><b>Policy 5.3.4</b>  <i>It shall be the policy of Council to consider rezoning land within the Three Mile Plains Growth Centre to R 2 subject to the following:</i></p>	
<p><i>(a) the area to be rezoned is serviced, or is capable of being serviced, with municipal water and sewer; (Amendment WHMPS 14-01 Effective January 22, 2015)</i></p>	<p>The Municipal Project Engineer commented that the lot is capable of being serviced by municipal water and sewer.</p>
<p><i>(b) the proposed use will not conflict with adjacent existing uses;</i></p>	<p>The Development Officer commented that they have no concerns regarding conflict between the proposed use and adjacent existing uses.</p>
<p><i>(c) any other matter which may be addressed in a Land Use By-law; and</i></p>	<p>All relevant matters have been addressed in this report.</p>
<p><i>(d) Policy 16.3.1.</i></p>	<p>See Policy 16.3.1 below.</p>

<p><b>Policy 16.3.1</b>  <i>In considering development agreements and amendments to the West Hants Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:</i></p>	
<p><i>(a) whether the proposal is considered premature or inappropriate in terms of:</i></p>	
<p><i>(i) the adequacy of sewer and water services;</i></p>	<p>The Municipal Project Engineer commented that they had no concerns regarding the adequacy of municipal services.</p>
<p><i>(ii) the adequacy of school facilities;</i></p>	<p>No impact on school facilities is anticipated.</p>
<p><i>(iii) the adequacy of fire protection and other emergency services;</i></p>	<p>Both the Manager of Building and Fire Inspection Services commented that they had no concerns regarding the adequacy of fire protection. The local</p>

	Fire Chief commented that they also had no concerns.
<i>(iv) the adequacy of road networks adjacent to, or leading to the development; and</i>	The Area Manager of the Nova Scotia Department of Public Works commented that they had no concerns regarding the adjacent road network.
<i>(v) the financial capacity of the Municipality to absorb any costs relating to the development.</i>	There are no anticipated costs to the Municipality regarding this development.
<i>(b) whether the development is serviced, or capable of being serviced, by a potable water supply and either central sewer or an approved on-site sewage disposal system;</i>	The Municipal Project Engineer commented that the subject lot is capable of being serviced by municipal water and sewer.
<i>(c) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;</i>	The Area Manager of the Nova Scotia Department of Public Works commented that they had no concerns regarding the suitability of movement and traffic and that the subject lot would be granted a single access to Highway 1.
<i>(d) the adequacy of the dimensions and shape of the lot for the intended use;</i>	The Development Officer commented that they had no concerns regarding the adequacy of the dimensions and shape of the lot for the intended use.
<i>(e) the pattern of development which the proposal might create;</i>	The Development Officer commented that they had no concerns regarding the pattern of development which the proposal might create.
<i>(f) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses, wetlands, and susceptibility of flooding;</i>	The subject lot is relatively flat, excepting the portion fronting onto Highway 1. There are no waterbodies or wetlands present on the mapping for the property and there are no evident

	concerns in terms of steepness of grade, soil or geological conditions.
<i>(g) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by-laws and regulations; and</i>	All Municipal, Provincial, and Federal regulations will have to be met.
<i>(h) any other matter required by relevant policies of this Strategy.</i>	All relevant matters have been addressed in this report.

**Attachment B – Public Information Meeting Notes**

**May 11 - May 25, 2023**

**WHLUB Amendment: Pemberton Avenue, Garlands Crossing (PID 45003563); File # 23-03**

<b>Meeting date and time</b>	A Public Information Meeting was held on May 11, 2023 beginning at 6:02 p.m. The meeting was broadcast live on the Municipal Facebook page.
<b>Attending</b>	In attendance for the meeting: Two (2) Councillors: <ul style="list-style-type: none"><li>• Councillor Murley</li><li>• Councillor Ivey</li></ul> Four (4) members of staff: <ul style="list-style-type: none"><li>• Planner Dunphy</li><li>• Planner Fredericks</li><li>• Planning Assistant Lake</li><li>• Director Poirier</li></ul> PAC/HAC Members: <ul style="list-style-type: none"><li>• Jennifer Nicholls (Chair)</li><li>• Jane Davis</li><li>• Stefan Palios</li><li>• Tasha Rogers</li><li>• Lisa Bland</li></ul> 20 members of the public.
<b>Applicant</b> Gene & Annetta Anthony <b>Property</b> Pemberton Avenue, Garlands Crossing (PID 45003563)	Planner Dunphy outlined the application to rezone the subject lot to permit two, two unit dwellings.  The applicant did not provide a presentation.
<b>Comments</b>	Comments from the public could be submitted to Alex Dunphy by mail, e-mail and telephone between May 11 – May 25, 2023.  Staff received no phone calls or written correspondence during the comment period.  3 members of the public and the applicant spoke during the May 11 Public Information Meeting. Staff and applicant responses are in purple.

	<ul style="list-style-type: none"><li>• Paul asked about the option to rezone to the Single Unit Residential (R-1) zone, as that area is primarily single unit dwellings.</li><li>• Gina Cochrane asked about access to the lot. <i>Alex responded that the NS Department of Public Works would be contacted to inquire about access.</i> Gina then commented that the area is single unit dwellings and that the higher density development would contribute to traffic and road issues.</li><li>• A member of the public commented that it is best to have the developer in-person at the meeting. The developer not living in the community is seen as an issue. <i>Gene Anthony, the applicant, commented that they originally used the property for a shop and were now rezoning to residential to match the surrounding uses.</i></li></ul>
<b>Adjournment</b>	The PIM was adjourned at approximately 6:21 p.m.



## WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation X	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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**To:** Members of Planning and Heritage Advisory Committee (PAC/HAC)

**Submitted by:** \_\_\_\_\_  
 Alex Dunphy, Planner

**Date:** June 7, 2023

**Subject:** HLUB Amendment: 35 William Street (PID 45044419); File # 23-06

### LEGISLATIVE AUTHORITY

Municipal Government Act Section 210

### RECOMMENDATION

Staff recommend that the PAC/HAC forward a positive recommendation by passing the following motion:

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the Hantsport Land Use By-law to increase the height and number of dwelling units permitted in the Mixed Commercial/Residential (C-2) zone in a manner substantively the same as Attachment B of the staff report to the Planning and Heritage Advisory Committee report dated June 8, 2023.

### BACKGROUND

Property X	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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An updated application was received from Michael Lawen of Cornerstone Developments Ltd. on April 14, 2023. The application is to allow for a 5-storey, 40-unit residential apartment

building.

## **DISCUSSION**

The subject lot is designated Commercial and included in the Commercial Development District on the Generalized Future Land Use Map (GFLUM) of the Hantsport Municipal Planning Strategy (HMPS) (Figure 1). The subject lot is zoned Mixed Commercial/Residential (C-2) on Schedule A of the Hantsport Land Use By-law (HLUB) (Figure 2).

### ***Proposal Information***

The site plan that was submitted with the application has been included as Figure 3. Staff is providing this for information purposes only. There is no mechanism to require adherence to any proposed site plans associated with the amendments to the HLUB.

### ***Surrounding Context***

Properties surrounding the subject lot are primarily designated Commercial and zoned Mixed Commercial/Residential (C-2) to the south and west, with properties to the north and east designated Industrial and zoned Industrial (M) and Residential Multiple Unit (R-3). Nearby uses in the area include an existing apartment building, a fire station, and a rail yard.

### ***Draft Land Use By-law Changes***

Currently the HLUB allows:

- a maximum height for all main buildings of 35 ft. (except within the Industrial (M) zone); and
- a maximum of 20 units per apartment building in the Mixed Commercial/Residential (C-2) zone.

The current parking requirement for apartment buildings is a ratio of 1.5 parking spaces per dwelling unit.

In summary, to permit the proposed development, the following changes are required to the HLUB:

- an increase in maximum height for main buildings in the Mixed Commercial/Residential (C-2) zone to 55 ft;
- an increase in the maximum dwelling units per apartment building in the Mixed Commercial/Residential (C-2) zone to a total of 40; and
- inclusion of a parking requirement for the Mixed Commercial/Residential (C-2) zone of one parking space per dwelling unit.

The full set of changes can be found in Attachment B.

As the proposed amendment would affect all properties within the Mixed Commercial/Residential (C-2) zone, staff have prepared a map showing the extent of the zone in Hantsport, shown as Figure 4. The Mixed Commercial/Residential (C-2) zone is localized to the western portion of William Steet, northern Main Street, Chittick Avenue, and Jubilee Lane.

Based on inquiries to the local Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Municipal Project Engineer, and Traffic Authority, these changes did not raise any concerns which are not otherwise addressed in this report.

### ***Municipal Planning Strategy Document Review***

Policy IM-3 establishes the general criteria that must be considered for all amendments to the HLUB. The full list of criteria is included with this report in Attachment A. In summary, the proposal meets the criteria as:

- 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 Municipal Project Engineer have no concerns which have not been addressed in this report.

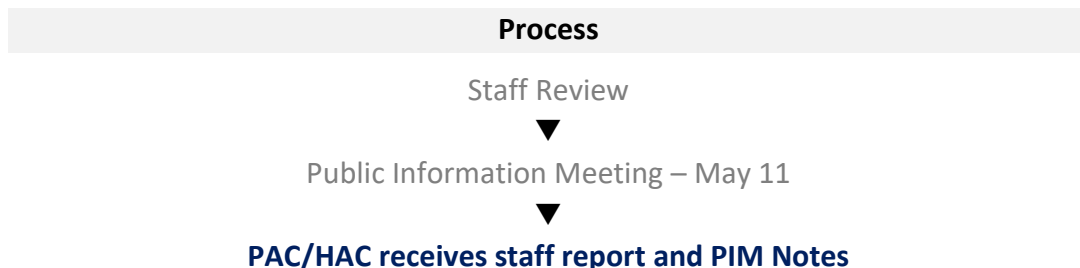
### **MUNICIPAL CLIMATE CHANGE ACTION PLAN**

The Municipal Climate Change Action Plan (MCCAP) Inland Flooding and Coastal Flooding maps do not show any risks of either inland or coastal flooding on the property.

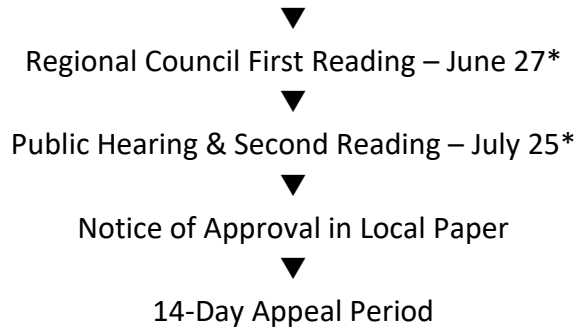
Property owners are responsible for ensuring that their lot is suitable for the proposed uses.

### **NEXT STEPS**

As noted above, the proposed amendments have been considered within the context of the general policies of the HMPS, and is consistent with the intent, objectives, policies and criteria of the HMPS. As a result, it is reasonable to....



### **PAC/HAC Review and Recommendation – June 7**



\*anticipated dates; final dates set by Council

### **FINANCIAL IMPLICATIONS**

There are no financial implications to the Municipality or residents with regard to the filing of this report.

### **ALTERNATIVES**

In response to this application, the PAC/HAC may recommend that Council:

- hold First Reading and authorize a Public Hearing to approve the amendments as drafted or as specifically revised by direction of PAC/HAC;
- provide alternative direction, such as requesting further information on a specific topic.

### **ATTACHMENTS**

Figure 1	Hantsport GFLUM Extract
Figure 2	Hantsport Zoning Map Extract
Figure 3	Proposal Site Plan
Figure 4	Mixed Commercial/Residential (C-2) Zone Extent Map
Attachment A	Policy Summary for Land Use By-law Amendments
Attachment B	Draft Amendments
Attachment C	Public Information Meeting Notes

Report Prepared by: \_\_\_\_\_  
Alex Dunphy, Planner

Report Approved by: \_\_\_\_\_  
Sara Poirier, Director of Planning and Development

Figure 1 – Hantsport GFLUM Extract

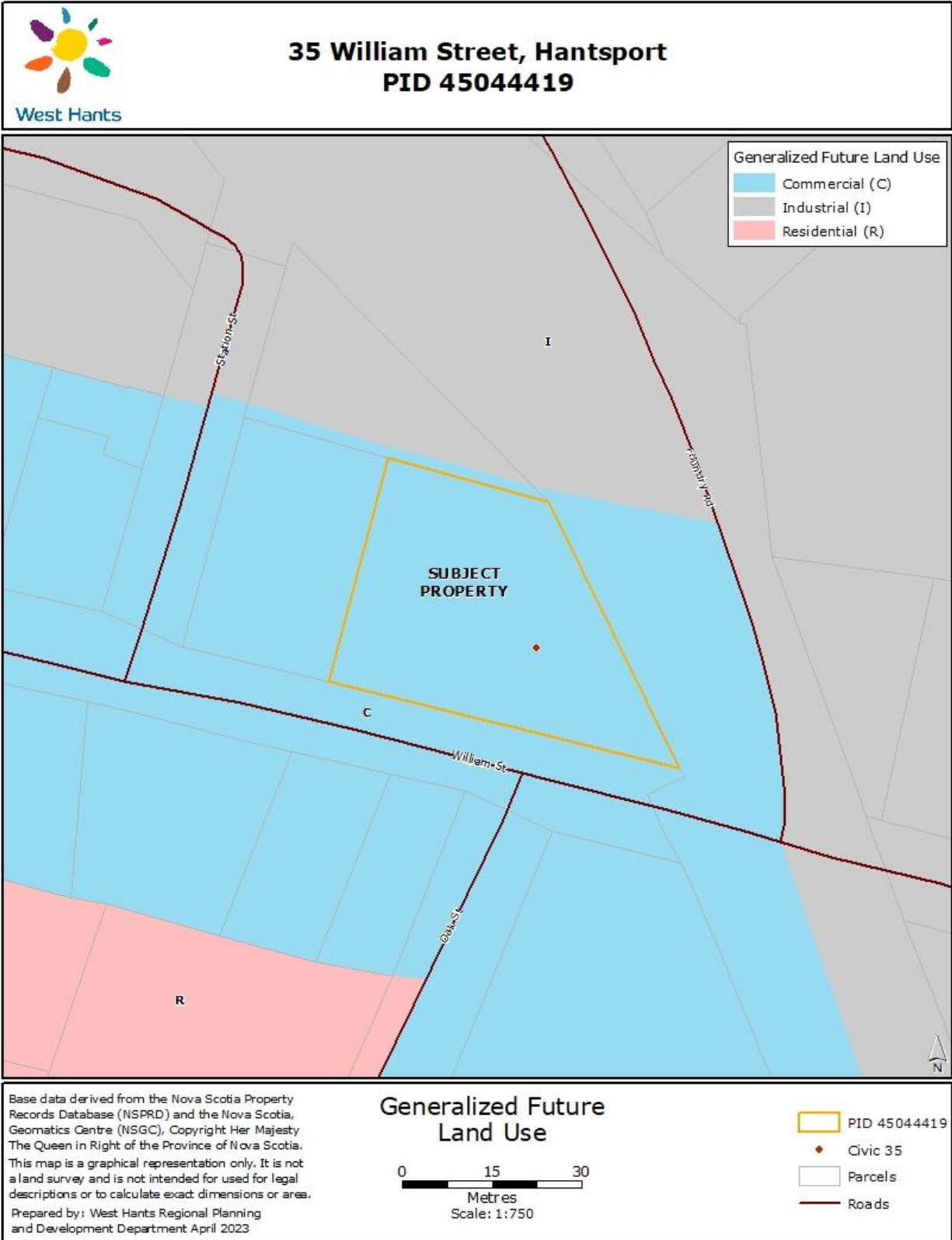
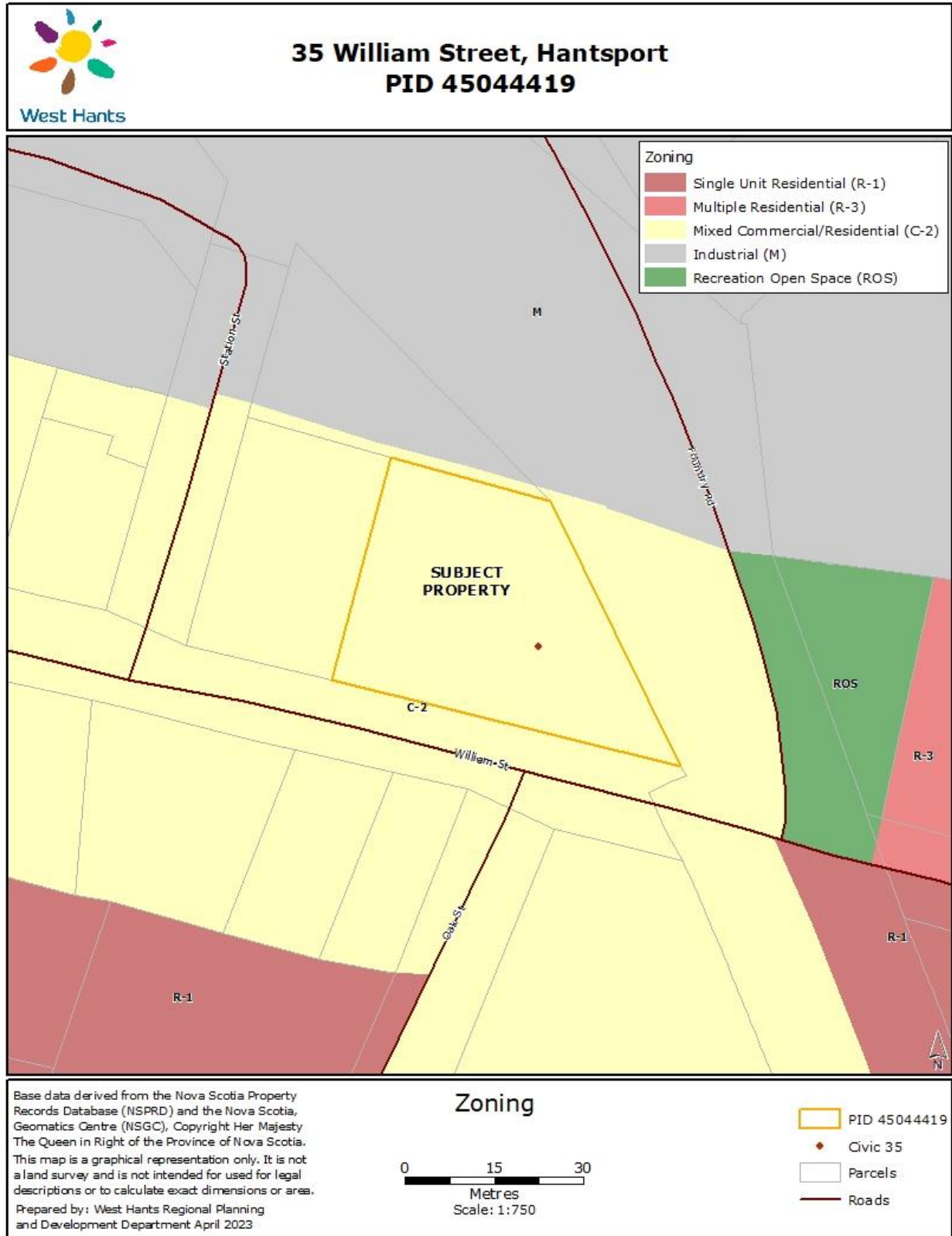
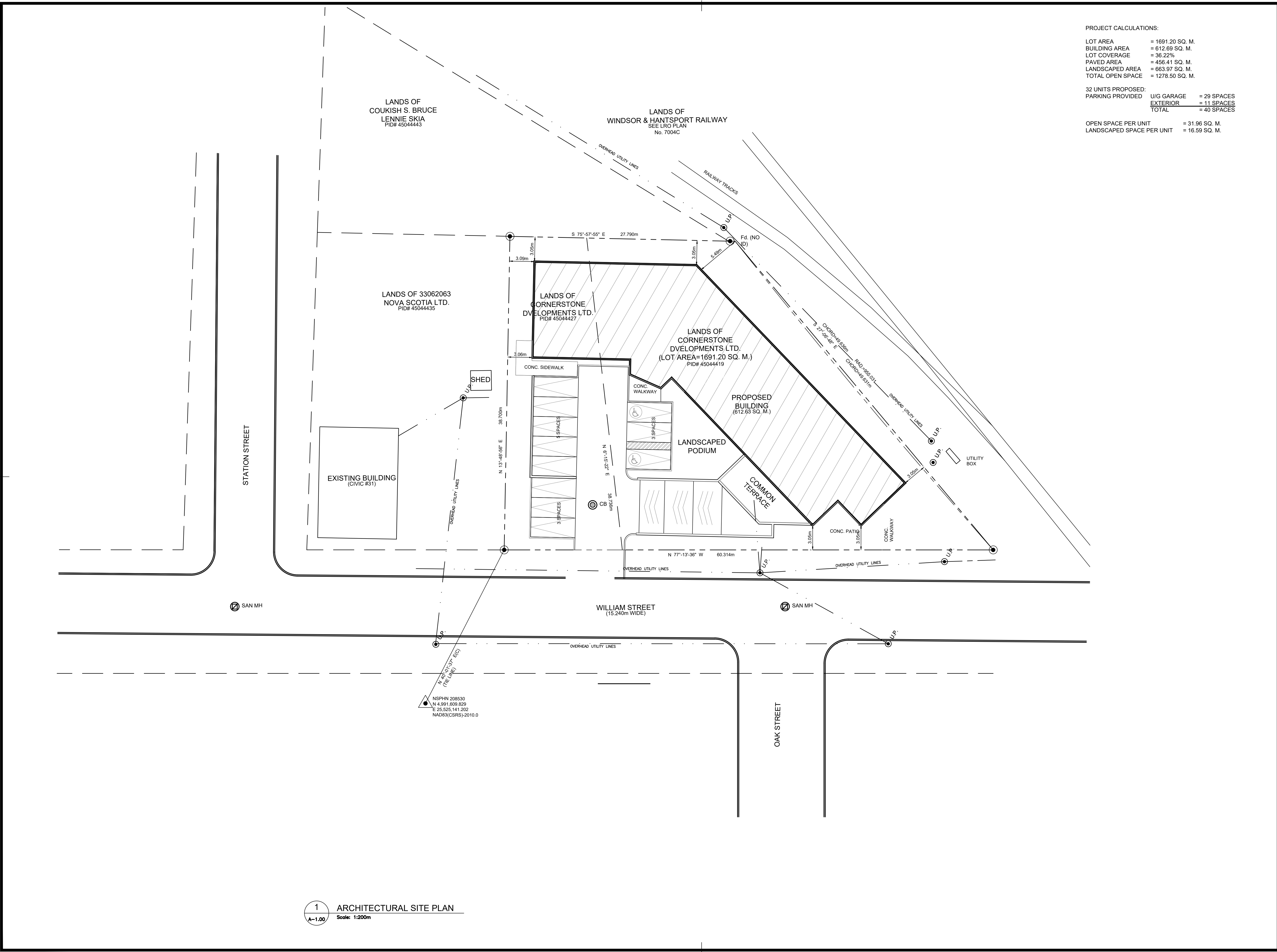


Figure 2 – Hantsport Zoning Map Extract



P:\AUTOCAD\Working-DWGS-JWM\2021 - 35 William Street\NEW-DWGS\SHEET-DWGS\5-STORY-OPTION\35-WILLIAMS\_A-1.00\_5-FLOOR-SITEPLAN\_METRIC.dwg



PROJECT CALCULATIONS:

LOT AREA	= 1691.20 SQ. M.
BUILDING AREA	= 612.69 SQ. M.
LOT COVERAGE	= 36.22%
PAVED AREA	= 456.41 SQ. M.
LANDSCAPED AREA	= 663.97 SQ. M.
TOTAL OPEN SPACE	= 1278.50 SQ. M.

32 UNITS PROPOSED:	
PARKING PROVIDED	U/G GARAGE = 29 SPACES
	EXTERIOR = 11 SPACES
	TOTAL = 40 SPACES

OPEN SPACE PER UNIT	= 31.96 SQ. M.
LANDSCAPED SPACE PER UNIT	= 16.59 SQ. M.

CLIENT: MICHAEL LAWEN

NORTH: TRUE N

NOTES:

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
14-APR-2023

01	PRELIMINARY DESIGN	14-APR-2023
REV.	REVISION	REV. DATE

PROJECT:  
**PROPOSED 40 UNIT  
APARTMENT BUILDING**

35 WILLIAM ST.  
HANTSPORT, NOVA SCOTIA

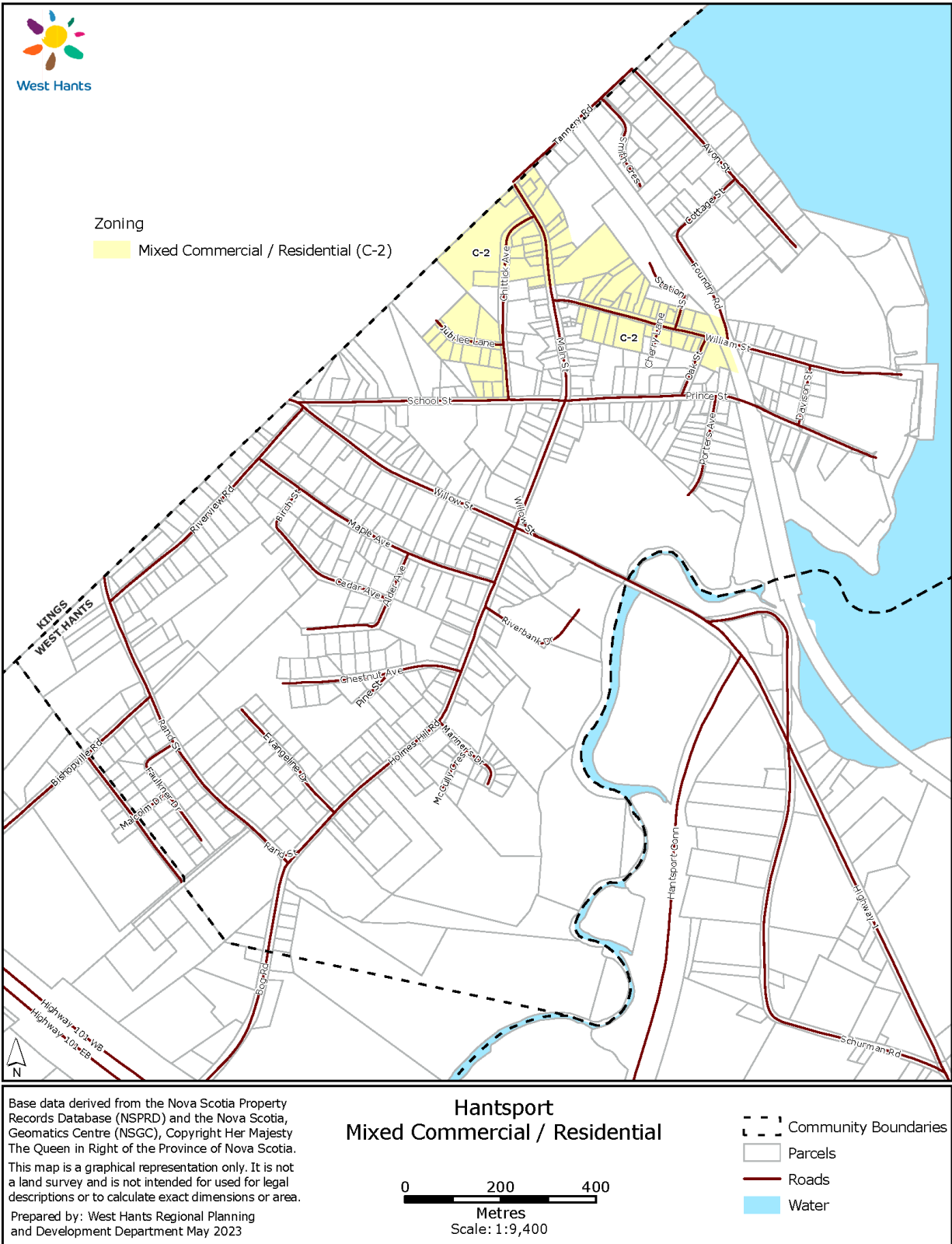
DRAWING:  
**SITE PLAN  
(5-STORY OPTION)**

DESIGNED:	JWM
DATE:	
DRAWN:	JWM
DATE:	FEB-01-2023
DWG. SCALE:	1:200 METRIC

PROJECT NO.	015-35	DRAWING NO.	A-1.00
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1 ARCHITECTURAL SITE PLAN  
A-1.00 Scale: 1:200m

**Figure 4 – Mixed Commercial/Residential (C-2) Zone Extent Map**



**Attachment A – Policy Summary for Land Use By-law Amendments**

<p><b>Policy IM-3</b>  <i>In considering amendments to the Town of Hantsport Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:</i></p>	
<p><i>(a) whether the proposal is considered appropriate in terms of:</i></p>	
<p><i>(i) the adequacy of sewer and water services;</i></p>	<p>The Municipal Project Engineer commented that the allowable withdrawal limit from the Davidson Lake watershed is being approached, however, the water system could accommodate this proposal. Also, the existing sewer system does have capacity for this proposed development.</p>
<p><i>(ii) the adequacy of school facilities;</i></p>	<p>The Regional Executive Director of the Annapolis Valley Regional Centre for Education stated that “We have a responsibility to provide public education for students living in the catchment areas served by these schools. We therefore expect our facilities to accommodate any new development.”</p>
<p><i>(iii) the adequacy of fire protection;</i></p>	<p>The Manager of Building and Fire Inspection Services commented that the apartment building would require a sprinkler system to be installed and that staff should review the application with the Fire Department. The Hantsport Fire Chief commented that they did not have any concerns regarding the adequacy of fire protection for the proposal.</p>

<p><i>(iv) the impact on adjacent uses;</i></p>	<p>The Development Officer commented that they did not have any concerns regarding the impact on adjacent uses.</p>
<p><i>(v) the adequacy of road networks adjacent to, or leading to the development; and</i></p>	<p>The Municipal Traffic Authority commented that they did not have any concerns regarding the adequacy of the road networks.</p>
<p><i>(vi) the financial capacity of the Town to absorb any costs relating to the development.</i></p>	<p>There are no anticipated costs to the Municipality regarding this development.</p>
<p><i>(b) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;</i></p>	<p>The Municipal Traffic Authority commented that they did not have any concerns regarding the suitability of movement for auto, rail, or pedestrian traffic.</p>
<p><i>(c) the adequacy of the dimensions and shape of the lot for the intended use;</i></p>	<p>The Development Officer commented that they did not have any concerns regarding the adequacy of the dimension and shape of the lot, provided that parking can be accommodated. Staff are suggesting the inclusion of a provision to permit a parking ration of one parking space per dwelling unit, which matches the ratio that has been used for multiple unit buildings considered by development agreement in Windsor. The Development Officer agreed with this addition.</p> <p>Other lots included in the Mixed Commercial/Residential (C-2) zone would have to meet all requirements of the zone to permit a multi-unit apartment building, staff do not</p>

	anticipate any issues caused by the change.
<i>(d) the pattern of development which the proposal might create;</i>	The Development Officer commented that they did not have any concerns regarding the pattern of development that the proposal may create.
<i>(e) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses, marshes or bogs and susceptibility of flooding;</i>	The subject lot appears relatively flat and suitable for development. There are no waterbodies or wetlands present on the mapping for the property and there are no evident concerns in terms of steepness of grade, soil or geological conditions.
<i>(f) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by-laws and regulations;</i>	All Municipal, Provincial, and Federal regulations will have to be met.
<i>(g) the impact of not only the use being proposed but all uses permitted in the zone;</i>	Staff do not view any of the permitted uses within the Mixed Commercial/Residential (C-2) zone as an issue for the proposal. Any use in the Mixed Commercial/Residential (C-2) zone would currently be permitted as-of-right.
<i>(h) the site meets all of the zone requirements for the zone sought; and</i>	With the inclusion of the parking ratio provision, the Development Officer commented that they did not have concerns regarding the proposal meeting all zone requirements.
<i>(i) any other matter required by relevant policies of this Strategy.</i>	All relevant matters have been addressed in this report.

## Attachment B – Draft Amendments

*Note: purple text indicates a change from the present HLUB as recommended by staff and is provided only for the convenience of PAC/HAC and Council.*

Text amendments to the Mixed Commercial/Residential (C-2) zone of the Hantsport Land Use By-law to increase the maximum height for main buildings, increase the maximum dwelling units per apartment building and include specific parking requirements.

### Hantsport Land Use By-law

- 1. Amend Section 5.2.2, *Height Restrictions*, in the Hantsport Land Use By-law to include the Mixed Commercial/Residential (C-2) zone in the exceptions to the maximum height of all main buildings, so that Section 5.2.2 reads as the following:**

#### 5.2.2 Height Restrictions

The maximum height of all main buildings under the jurisdiction of the Hantsport Land Use By-law shall be 10.67 m. (35 ft.), except:

- (a) buildings within the Industrial (M) zone; and
- (b) buildings within the Mixed Commercial/Residential (C-2) zone, which shall have a maximum height of 16.76 m. (55 ft.).

- 2. Amend Section 9.2.2, *Lot Specifications*, of the Hantsport Land Use By-law to allow up to 40 units per building for apartment buildings and grouped homes, so that Section 9.2.2 reads as follows:**

#### 9.2.2 Lot Specifications

	Minimum Specifications for all Commercial and New Residential uses
Minimum Lot Area	4004 sq. ft. (372 square metres)
Minimum Lot Frontage	39.4 feet (12 metres)
Required Side Yards	9.8 feet (3 metres)
Maximum number of units per building	4 for Townhouse Development 40 for Apartment Buildings and Grouped Homes

- 3. Create Section 9.2.4, *Parking Requirements*, in the Hantsport Land Use By-law to permit a parking ration of one parking space per dwelling unit within the Mixed Residential/Commercial (C-2) zone, so that Section 9.2.4 reads as follows:**

#### **9.2.4 Parking Requirements**

Notwithstanding the parking requirements in Section 6.1 of the Land Use By-law, parking in the Mixed Commercial/Residential (C-2) zone is required at one parking space per dwelling unit. All other parking requirements shall follow the requirements in Section 6.1 of the Land Use By-law.

**Attachment C – Public Information Meeting Notes**

**May 11 - May 25, 2023**

**HLUB Amendment: 35 William Street, Hantsport (PID 45044419); File # 23-06**

<b>Meeting date and time</b>	A Public Information Meeting was held on May 11, 2023 beginning at 6:39 p.m. The meeting was broadcast live on the Municipal Facebook page.
<b>Attending</b>	In attendance for the meeting: Two (2) Councillors: <ul style="list-style-type: none"><li>• Councillor Murley</li><li>• Councillor Ivey</li></ul> Four (4) members of staff: <ul style="list-style-type: none"><li>• Planner Dunphy</li><li>• Planner Fredricks</li><li>• Planning Assistant Lake</li><li>• Director Poirier</li></ul> PAC/HAC Members: <ul style="list-style-type: none"><li>• Jennifer Nicholls (Chair)</li><li>• Jane Davis</li><li>• Stefan Palios</li><li>• Tasha Rogers</li><li>• Lisa Bland</li></ul> 20 members of the public.
<b>Applicant</b> Michael Lawen of Cornerstone Development Ltd. <b>Property</b> 35 William Street, Hantsport (PID 45044419)	Planner Dunphy outlined the application to amend the Land Use By-law to permit a 5-storey, 40-unit apartment building.  The applicant did not provide a presentation.
<b>Comments</b>	Comments from the public could be submitted to Alex Dunphy by mail, e-mail and telephone between May 11 – May 25, 2023.  Staff received 4 written submissions from the public. The email responses are attached.

	<p>3 members of the public spoke during the May 11 Public Information Meeting. The following are the comments from the public. Staff and applicant responses are included in purple text.</p> <ul style="list-style-type: none"> <li>• Mason Mcquellen commented that allowing up to 5 storeys would cause issues for a small town and that development is becoming too dense, as well as there being limited available parking.</li> <li>• Amanda Forcee commented that the height being proposed was an issue for Hantsport and that increased density could contribute to traffic issues on William Street. Amanda also asked if the residents will only be seniors, or if other age groups will be allowed in the building.  Alex responded that he would pass the question along to the developer.</li> <li>• Mason asked for a drawing of the proposal from the developer.  Alex responded that he would provide a drawing in the staff report.</li> <li>• Tasha Rogers asked about the available public water supply for Hantsport.  Alex responded that Public Works would be contacted to ensure that there would be sufficient municipal service availability.</li> </ul>
<b>Adjournment</b>	The PIM was adjourned at approximately 6:51 p.m.

**Public Email Responses Submitted for the Application PIM**

May 23, 2023

**From: Jason Tucker**

To: Alex Dunphy

Good morning,

I am a 17-year resident of Hantsport as well as a local business owner. I am in favour of proposals which will bring much-needed housing and density to our community.

Hantsport is ideal for additional growth -- its walkability and access to shops and services makes it well-suited for more housing. Access to the site in question is very good, with 2 streets (Prince & William) leading directly to Highway 1.

If the West Hants professionals evaluating this proposal determine that our infrastructure (traffic, parking, fire services, etc.) can support this development safely, then I would be happy to see this and other multi-story units in this community.

Thank you,

Jason Tucker

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May 23, 2023

**From: Tim Carr**

To: Alex Dunphy

Good morning,

I am a long term resident of Hantsport, and also a local business owner. I am writing to support proposals that would increase the population density of Hantsport, including considerations for rezoning to achieve growth. In particular I support efforts at 35 William Street (PID 45044419) to construct multi-level housing.

Hantsport has no current available rentals and few homes for sale. There is a real demand to live in this community. Hantsport is extremely walkable, with excellent municipal services, fire service and numerous recreational opportunities. Our community is limited in space for new development. It's time to start building upwards in our population centres.

Thank you for considering my letter of support.

Tim Carr

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May 23, 2023

**From: Bill Preston**

To: Alex Dunphy

Hi Alex;

Just a few thoughts regarding this proposal, I totally do not agree with it. The development agreement needs to be changed so that the residents in Hantsport do have some say in proposals by developers.

The requested amendment as such by Cornerstone Developments will require two proposals.

- (1) An increase in the maximum number of units per building from 20 to 40 units
- (2) An increase in the maximum height from 35ft. to 50ft.

That in its-self is a big change however what is concerning is the fact that the amendments would effect all properties zoned mixed Commercial/Residential (C2 in Hantsport).

William St. is a very narrow and busy street with the post office being close as the Credit Union. The fire station just across the street. Workers for the Canadian Keyes Fiber also use William St. to go to and from work. Parking is will be a problem with that location. Height is a problematic it just will not fit in with the surrounding buildings for example the new Fire station is approximately 42 ft.

It has been indicated that the building would be for seniors which would be nice but what if the seniors do not move in what will the rents be?

I totally disagree with both proposals, not enough information. it would be nice to to see the development plans before any approval is given, not cosmetic to area.

What do we know about the developer where is the company from etc. its like buying a pig in a poke.

Respectfully

Bill Preston,

Hantsport Resident, NS

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May 25, 2023

**From: Heather Pitt**

To: Alex Dunphy

1. How many stories tall will the building be?
2. What type of housing is being proposed i.e. family? low income? short rental?
3. How does the development fit in the longterm vision plan for Hantsport?
4. I see this was advertised in the Journal (which unfortunately not many subscribe to) and by a little piece of paper stuck on the building...which we just happened to notice. Where else was it advertised...nobody I know was aware of this development or the May 11th meeting.
5. Where will the 40+ cars park?

May 30, 2023

**From: Alex Dunphy**

To: Heather Pitt

Hello Heather,

I can provide the following answers to your questions.

1. The proposal is 5 stories tall.
2. The proposal is for senior focused, affordable housing.
3. A more in-depth answer to this question will be provided in the recommendation report going to the Planning and Heritage Advisory Committee. However, the proposal is aligned policy set out in the Hantsport Municipal Planning Strategy.
4. The file was advertised according to our Public Participation Program Policy. In addition to the paper advertisement and the sign posted at the site, letters were also sent to the owners of surrounding properties.
5. The proposal includes underground parking to accommodate the required parking.

Best,

Alex Dunphy