



WEST HANTS REGIONAL MUNICIPALITY
Planning & Heritage Advisory Committee (PAC/HAC) Minutes
November 14, 2024, 6:00pm
Sanford Council Chambers, Zoom / YouTube Live

PRESENT: Abraham Zebian, Mayor
Kayla Leary-Pinch, Councillor (District 7)
Jim Ivey, Councillor (District 11)
Paul Beazley, Windsor Representative
Guido Furlani, Windsor Representative
Jane Davis, Hantsport Representative
Tim Carr, Hantsport Representative
KJ Conyers-Steede, WHRM Representative
Michel Bourgeois, WHRM Representative
Mark Kehoe, WHRM Representative

STAFF: Sara Poirier, Director of Planning and Development
Kari Fougere, Manager of Planning
Alex Dunphy, Senior Planner
Will Hong, Planner
Vanessa Lake, Planning Assistant
Mark Phillips, CAO

PUBLIC: There were no members of the public present.

REGRETS: There were no regrets.

1.0 Call to Order and Attendance

Sara Poirier called the meeting to order at 6:00pm. Vanessa Lake took attendance. No regrets had been received. Councillor Leary-Pinch arrived at 6:04pm.

2.0 Election of Chair and Vice Chair

Committee members introduced themselves, saying where they live and why they were interested in the Committee. Sara then opened the floor to nominations for Chair.

Mark Kehoe nominated Tim Carr as Chair. There were no further nominations. Tim Carr was appointed Chair of the Planning and Heritage Advisory Committee.

Chair Carr opened the floor to nominations for Vice-Chair. Jane Davis nominated Mark Kehoe. Mayor Zebian nominated Michel Bourgeois. Guido Furlani nominated Mark Kehoe as well. Councillor Ivey nominated Guido Furlani. Mark Kehoe respectfully declined the position. Both Michel Bourgeois and Guido Furlani accepted the nomination. A vote was held by paper ballot.

Michel Bourgeois was appointed Vice-Chair of the Planning and Heritage Advisory Committee.

Moved by Mayor Zebian and seconded by Councillor Ivey that the ballots be destroyed. Motion carried unanimously.

3.0 Announcements

West Hants Regional Municipality acknowledges that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people and that this land is governed by the treaties of Peace and Friendship signed in 1726. West Hants Regional Municipality recognizes that we are all treaty people and have responsibilities to this land and each other. West Hants Regional Municipality also recognizes African Nova Scotians are a distinct people whose history, legacies, and contributions have enriched that part of Mi'kma'ki known as Nova Scotia for over 400 years.

4.0 Approval of Agenda and Additions

Jane requested the addition of item 7.5, Fort Edward, to the agenda.

Moved by Councillor Leary-Pinch and seconded by Guido Furlani that the agenda be approved as amended. Motion carried unanimously.

5.0 Declaration of Conflict of Interest

Mayor Zebian declared conflict with agenda item 9.10 due to owning the land and would not take part in the discussion if it is brought up.

6.0 Approval of Minutes (October 10, 2024)

Moved by Councillor Ivey and seconded by Jane Davis that the minutes be approved as circulated. Motion carried unanimously.

7.0 New Business

7.1 Planning and Heritage Advisory Committee Orientation Presentation (Sara Poirier, Kari Fougere)

Sara and Kari Fougere gave an introductory presentation to the Committee to explain the planning process, the role of Planners and the Committee, and major ongoing projects.

The presentation is attached to the minutes.

Guido asked about the overlap of the Agricultural zoning and Commercial designation. Sara explained that there are remnants of agricultural uses in certain growth centres. Council's overall long-term intent for those areas is to promote commercial development however the current land use may be agricultural in nature.

Mark asked if there was a way to protect the zoning that residents bought into. Sara discussed the review and consolidation of the planning documents during the Plan Review. The Plan Review provides Council the opportunity to review the Municipal Planning Strategy policies to determine the overall intent for development in particular areas.

It was noted that the former Town of Hantsport did not allow for development agreements; this may be addressed during the Plan Review. Sara also explained that a development agreement is tied to the land, not the landowner. The Development Officers enforce development agreements. For a specific use to be allowed, the development agreement must remain active. If the use is no longer in place, it can be discharged.

Jane asked about the average time for a Ministerial approval. Sara said it varies based on complexity, but most amendments are reviewed within 30 days.

KJ Conyers-Steede asked why the Planning Department does not consider the viability of a applicant's business plan. Sara replied that the role of the Planning Department is to evaluate the land use and that it is up to the property owner to ensure their project is viable.

KJ asked about the 7 action items from the Housing Action Plan. Sara said they were recommended by staff and approved by Council. The Municipality is held accountable to complete the actions by the Canada Mortgage and Housing Corporation (CMHC). KJ asked if there was any community consultation for the action items. Sara replied that due to timelines for the funding application there was no specific community engagement when drafting the Housing Action Plan.

Mark asked if the funding for the Housing Accelerator Fund (HAF) was secure. Sara replied that it is a signed agreement with the Federal government and will be distributed to the Municipality in 4 installments, as long as the Municipality continues to complete its action items.

Councillor Ivey asked about the relationship between the HAF and the Plan Review, and what happens if there is conflicting information. Sara replied that WSP are informed of any changes coming from the HAF action items. The HAF has a more stringent timeline and will most likely form the baseline for any future residential policy amendments discussed during the Plan Review.

7.2 File #24-21 Development Agreement: 439 Clifton Avenue, Windsor (Alex Dunphy)

This is a development agreement application to convert the existing single unit dwelling and detached garage at 439 Clifton Avenue, Windsor, into 8 dwelling units (7 in the main building, 1 within the garage). He noted that the lot has frontage on Clifton Ave, and access from Alexander Street. The Public Information Meeting was held on September 4, 2024. One member of the public attended the meeting and asked about the timing of and tenancy of the proposal. No written comments were received during the comment period. Councillor Leary-Pinch noted a typo in the presentation. To clarify, the comment period expired on September 16, 2024.

Councillor Ivey asked about the expansion of the parking area and possible use of permeable surfaces. Alex replied that the parking area will be expanded. The wording around permeable surfaces and stormwater retention is generic in nature, which allows the use of permeable surfaces to help with stormwater retention. Councillor Ivey asked if there is a stormwater management requirement for this property. Alex replied that Public Works did not indicate a need for a stormwater management plan. Councillor Ivey asked about section 2.8b of the draft

development agreement which refers to water and sewer services. It says that the owner is responsible for the construction, installation, and maintenance of water and sewer services on the property. He asked if this was related to the laterals. Alex replied that this was put in place in case there is any maintenance or upgrade needed for the laterals or stormwater piping. This refers to the Municipal service connection.

Michel asked about waste collection services. Alex replied that the Waste Services Coordinator said they should be able to accommodate the waste on Alexander Street. It is up to the developer to contract private waste collection, or to construct a waste collection bin. KJ asked if there was a minimum number of units before waste collection is outsourced. Alex replied that there is no set rule. There are multiple waste collection styles, and the developer is allowed to choose their method.

Paul Beazley asked if this development would be short term rentals. Alex replied that the Municipality does not legislate the type of stay, but at the Public Information Meeting the owner had said it would be long-term rental or permanent residence. Sara added that a former staff member had investigated regulating short-term rentals and received significant public feedback. It was the direction of Council to not regulate short-term rentals. KJ asked about the average rent. Alex replied that that is also not legislated by the Municipality, but he can ask the applicant. Mark asked about the impact on the stormwater system. Alex replied that Public Works felt it would be a marginal increase. Mark indicated that there are a lot of residents in Windsor experiencing combined sewer overflows and he felt it would be difficult to support any increase in sewer. Mayor Zebian commented that the past uses of the property were various business, and 7 units may contribute less than the businesses did.

Many on the Committee felt it was a good project as it is a creative use of a well-known property. Moved by Mayor Zebian and seconded by Michel Bourgeois that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider entering into a development agreement to allow the conversion of the existing single unit dwelling and accessory garage to accommodate up to 8 total dwelling units on PID 45049921 at 439 Clifton Avenue in Windsor, which is substantively the same as the draft set out in Attachment B of the report File #24-21 to

the Planning and Heritage Advisory Committee dated November 14, 2024. Motion carried with Mark Kehoe opposed.

Moved by Mayor Zebian and seconded by Councillor Leary-Pinch that PAC/HAC recommends that Council require that the development agreement with Dave and Sarah LeRiche which permits the conversion of the existing single unit dwelling and accessory garage to accommodate up to 8 total dwelling units on PID 45049921 at 439 Clifton Avenue in Windsor be signed within 120 days from the date of final approval by Council or the date that any appeals have been disposed of; otherwise this approval will be void and obligations arising hereunder shall be at an end. Motion carried unanimously.

7.3 What We Heard Report: Housing Accelerator Fund Initiatives 1-3 (Will Hong)

Will Hong provided an overview of the Housing Accelerator Fund and the public engagement that was conducted in relation to action items 1-3. Through this program, municipalities can access funding and resources to help streamline the development process to accelerate housing development. As part of the application, a Housing Action Plan was submitted with 7 action items to support housing development. Will has been working on gathering public feedback on action items 1-3. These three initiatives are to 1) allow greater density as-of-right, 2) create affordable housing policy requirements, and 3) reduce parking requirements. Several public engagement sessions were held and Will compiled the responses into a report, which was sent with the agenda package. He outlined the key takeaways for each initiative. The next steps are to draft amendments to the planning documents. The presentation is attached to the minutes.

KJ asked if there was any matching funding provided by the Municipality, and any ongoing discussions to figure out alternative ways to finance affordable housing outside this fund. Sara replied that there is no requirement for any matched funding; the money received is a grant. There are currently no discussions on the Municipality providing additional funding.

Mark asked about what type of home most people wanted in the future. He wondered if there was any focus on making single-unit homes more affordable. According to the survey, Will replied that only ~20% of respondents preferred a single-unit home.

Councillor Ivey thought the term “unit” could be interpreted differently by different people. He was unsure if reducing the parking requirement would meet the need in some areas. He said that respondents clearly stated what they did and did not want to see, and staff should be guided by

that. He also felt stormwater and combined sewer overflow was the issue, not density. The diversion of stormwater is something that should be investigated alongside the HAF Initiatives. Will replied that the HAF is not tied to only housing, it can be used to fund infrastructure upgrades to support housing. He added that the Municipal Public Works has been provided a portion of the HAF funding to complete an Integrated Resource Management Plan.

Guido asked how the Municipality can ensure housing remains affordable over the long-term and how the money is allocated. Will said ensuring long-term affordability has been discussed internally. One possibility is the developer signing a contract with the Provincial or Federal government to ensure the units remain affordable long-term and another option is to incentivize developers with bonus height or density incentives. Sara explained that the \$1.08M from the HAF is budgeted internally, and a yearly update is sent to the Canada Mortgage and Housing Corporation (CMHC). It is up to each Municipality to decide how and where to use its funding.

Mayor Zebian commented that it was good to see so many young voices among the respondents. He reminded the Committee that the purpose of the HAF is not to *create* affordable housing, but to *encourage* it. Developers will incorporate any price they incur, and removing costs to the developer could potentially lower the cost of housing.

KJ commented that putting so much emphasis on the developer was a bit concerning. He suggested the Municipality look at unconventional land ownership/home ownership as well to incentivize or use what the municipality already has.

Councillor Leary-Pinch further commented on the unconventional way to homeownership and housing, noting that, for example, while \$5k may not be “a lot” to incentivize a developer, but \$5k may be a huge incentive to residents looking to build a home. Sara said the Municipality is not currently looking at providing grants to individual property owners however the focus is to remove barriers for housing development. For example, a RFP will be put out for pre-approved designs that can be easily stamped by the Building Officials, cutting back on cost and time for both staff and residents looking to build their own home.

Chair Carr called for a break at 8:20pm. The meeting resumed at 8:31pm.

Councillor Ivey asked about tiny homes. Sara replied that they are currently allowed within the Municipality as a single unit dwelling if they meet the Building Code requirements. They may be considered as grouped dwellings in certain areas through additional policies of Council.

Paul Beazley commented that the Municipality should be willing to invest in affordable housing. He used McCulley Court in Hantsport as an example. He felt the Municipality should take the lead on a tangible project like that one.

Guido commented that he would like more clarity on the utilization of the \$1.08M. Sara confirmed that this is disclosed to the CMHC but not publicly. It is an agreement with the Federal government that must be reported on.

7.4 Heritage Grant Application: 281 King Street, Windsor PID 45056058 (Kari Fougere)

This is an application for a heritage grant to help pay for repairing windows at 281 King Street, Windsor, also known as the West Hants Historical Society Museum. The maximum amount of \$10,000 is being requested. This is the first grant application for the property, and the first grant application this year. The work is considered maintenance, and no heritage permit is needed. All proposed work is eligible for funding per the Municipal Heritage Property Conservation Work Grant Policy.

Moved by Councillor Leary-Pinch and seconded by Councillor Ivey that HAC recommends that Council provide up to 50% of eligible project costs to a maximum of \$10,000 to the West Hants Historical Society, owner of 281 King Street, in order to facilitate repairs to windows of the main building located at 281 King Street, and that the funding be provided from account # 01-2-00-26-560-21130 only in accordance with the provisions of the *Municipal Heritage Property Conservation Work Grant Policy*. Motion carried unanimously.

7.5 Fort Edward (Jane Davis)

Jane would like the protection of the Fort Edward view plane to be fast-tracked. New applications may come in before this topic is addressed by the Plan Review, and as seen in previous files, amendments only affect those applications which are made after the amendments are in affect. She feels that without addressing this right away, applications may be made and approved that will impact the view plane. Many Committee members felt it would be right to protect the heritage site and sightlines but did not see the urgency to fast-track it.

Moved by Jane Davis and seconded by Councillor Ivey that PAC/HAC recommends Council fast-track the protection of the Fort Edward view plane.

Paul felt that a prior notice of motion would have been proper and called a Point of Order.

Moved by Jane Davis and seconded by Jim Ivey that the motion be withdrawn.

Jane will prepare a report for the December meeting with a motion included.

8.0 Business Arising from the Public Information Meetings

8.1 File 24-22 Development Agreement: 411 King Street, Windsor Phase 2 (Alex Dunphy)

This is a development agreement application for Phase 2 of the residential development at 411 King Street, Windsor. The first phase is already approved and is for 18 stacked townhouse units on the site of the old Baptist church. The second phase is a 7-storey, 60-unit apartment building on the land behind the church. The Public Information Meeting was held on November 6, 2024, with 17 members of the public present. Topics of concern included compatibility with the area, stormwater management, and traffic. Alex is waiting on responses from inquires before he brings this file forward to the Committee.

9.0 Business Arising from the Minutes (File Updates)

The file updates were circulated with the agenda package and are available on the Municipal website.

Jane asked if the file number for the appeal of item 9.11 could be sent out to the Committee. Sara confirmed that she will send it out.

Sara provided an update on item 9.10. Mayor Zebian moved to the gallery for this discussion. The appeal for this file has been withdrawn. The development agreement has already been approved by Council and can now be signed. Mayor Zebian returned to the table.

Mark asked if there had been any feedback or updates on item 9.8. Sara replied that no word has been received from the Minister yet. Councillor Leary-Pinch asked if there was a delay in this file due to the Provincial election. Sara replied that the file was sent before the election was called and she does not believe the election has any bearing on its review.

10.0 Building and Development Activity Report (October 2024)

The reports were circulated with the agenda package and are available on the Municipal website. There were no questions or comments.

11.0 Notices from Adjacent Municipal Units

11.1 Notice from Kings County

A notice was received from Kings County of a Public Information Meeting on a Land Use By-law amendment to allow bed and breakfast operations in all residential units within all zones that permit residential units. The meeting was held on October 29, 2024. Staff have no concern with these amendments. The notice has been included with the minutes.

12.0 Public Participation

The public is encouraged to contact staff directly or attend the meeting if they have any questions or comments. There were no members of the public present at this meeting.

12.0 Next Meeting Date / Adjournment

The next scheduled meeting of the PAC/HAC is December 12, 2024. A notice will be sent out if there are any changes. Moved by Councillor Leary-Pinch and seconded by Councillor Ivey that the meeting be adjourned at 9:07pm. Motion carried unanimously.

Welcome to the Planning and Heritage Advisory Committee



Agenda

- I. What is planning?
- II. What are planning documents?
- III. Types of applications
- IV. What is the process for an application?
- V. Roles and responsibilities
- VI. Major Projects



I. What is Planning?



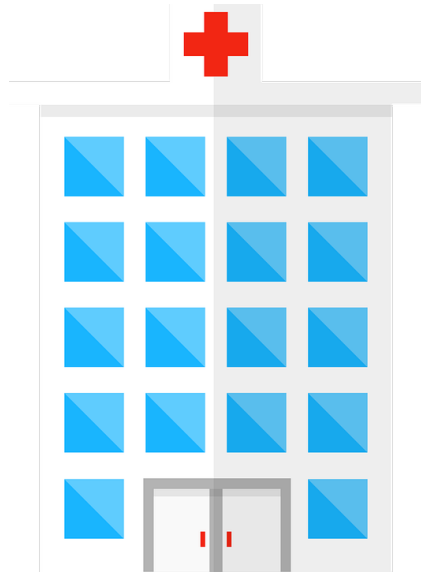
What does the community want to become?



something inspiring awaits



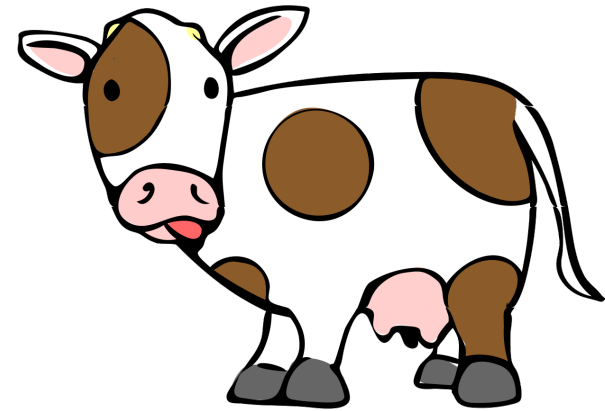
What kind of land uses will help the community get there?



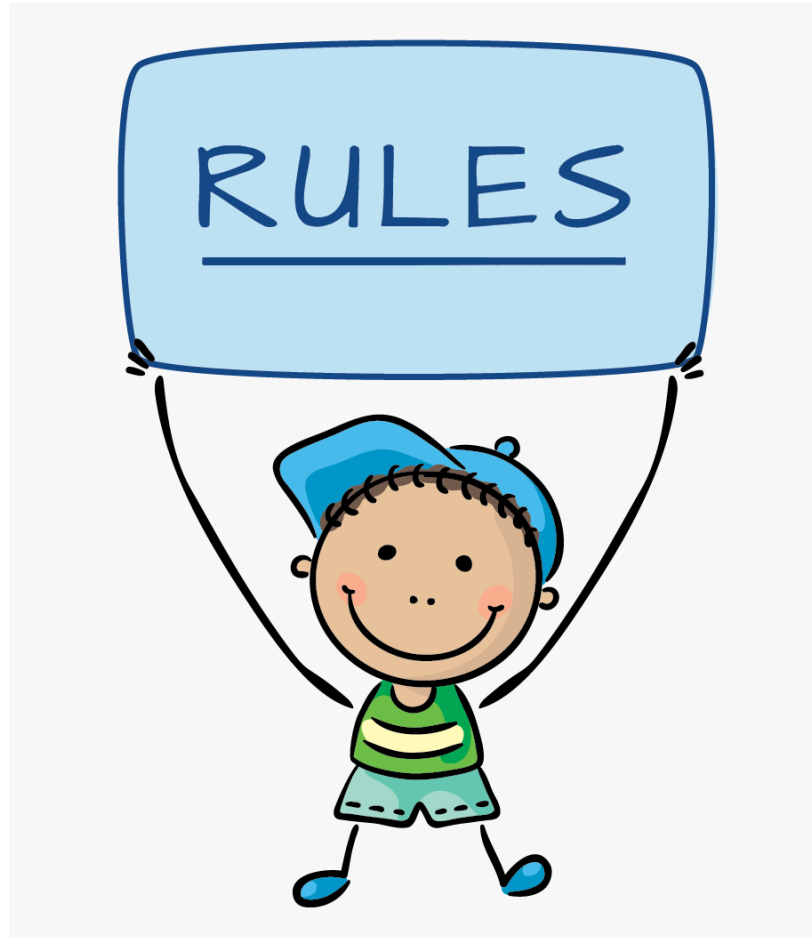
Where should these land uses be located?



What conflicts can arise from those land uses?



How can we prevent or minimize those conflicts?



II. What are Planning Documents?



Planning Documents

1. **Municipal Planning Strategy (MPS)**
2. **Land Use By-law (LUB)**
3. **Subdivision By-law (SUB)**

Note: There are currently separate documents for Windsor, Hantsport and West Hants.

1. Municipal Planning Strategy (MPS)

- Sets out what Council intends for development
- Policies are the “policy of Council”

Text

- Divided into sections with background and policies

Map

- Generalized Future Land Use Map (GFLUM)



2. Land Use By-law (LUB)

- Regulations to achieve the goals of the MPS
- Administered by the Development Officer

Text

- Sections dealing with general matters (signs, parking)
- Specific zones
- Definitions

Map

- Zoning Map

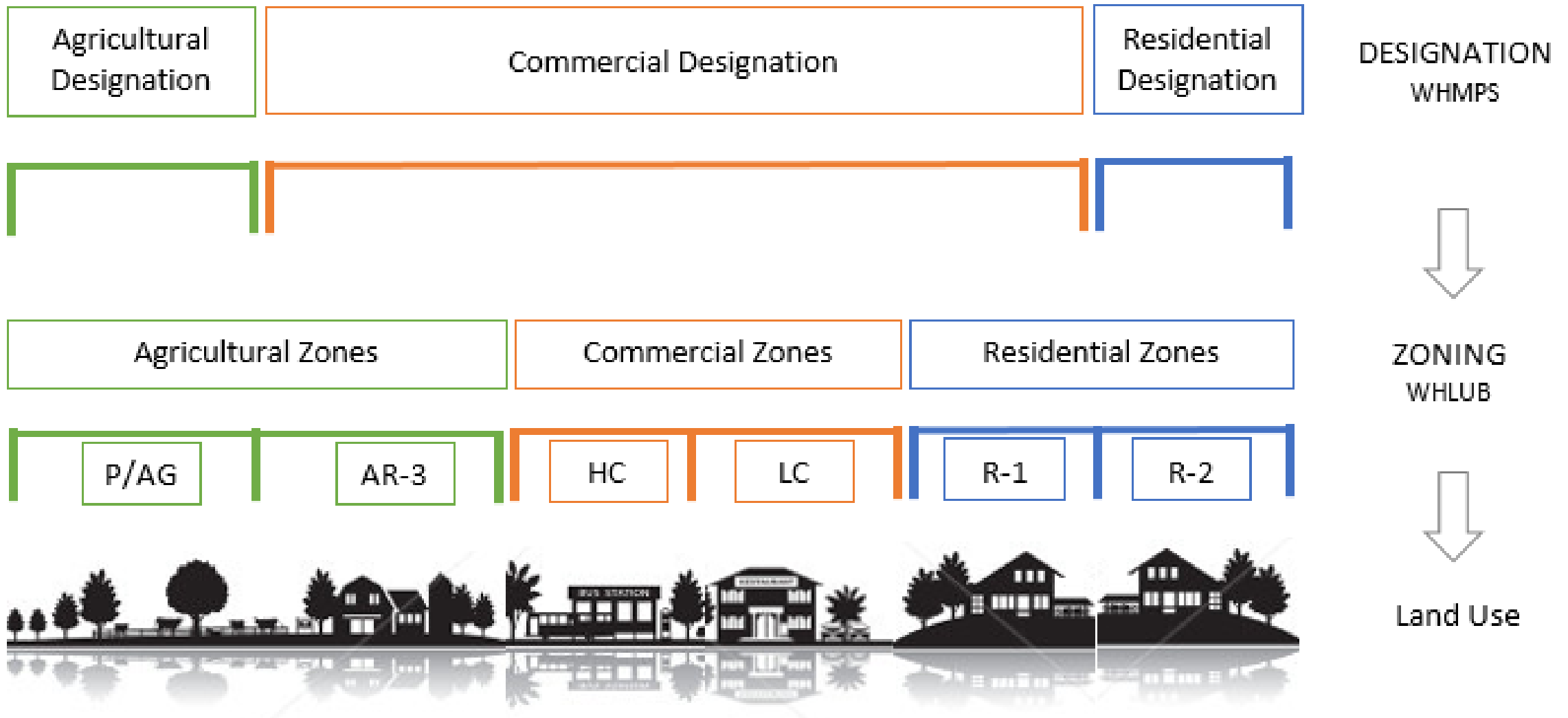
3. Subdivision By-law (SUB)

- Regulates changes to property boundaries including the division and addition of land
- Administered by Development Officer

Text

- Plans & process
- Requirements, charges and agreements for lots, public & private roads, water, sewer, parkland (POS) & infrastructure

Land Use, Zoning and Designations



III. Types of Applications



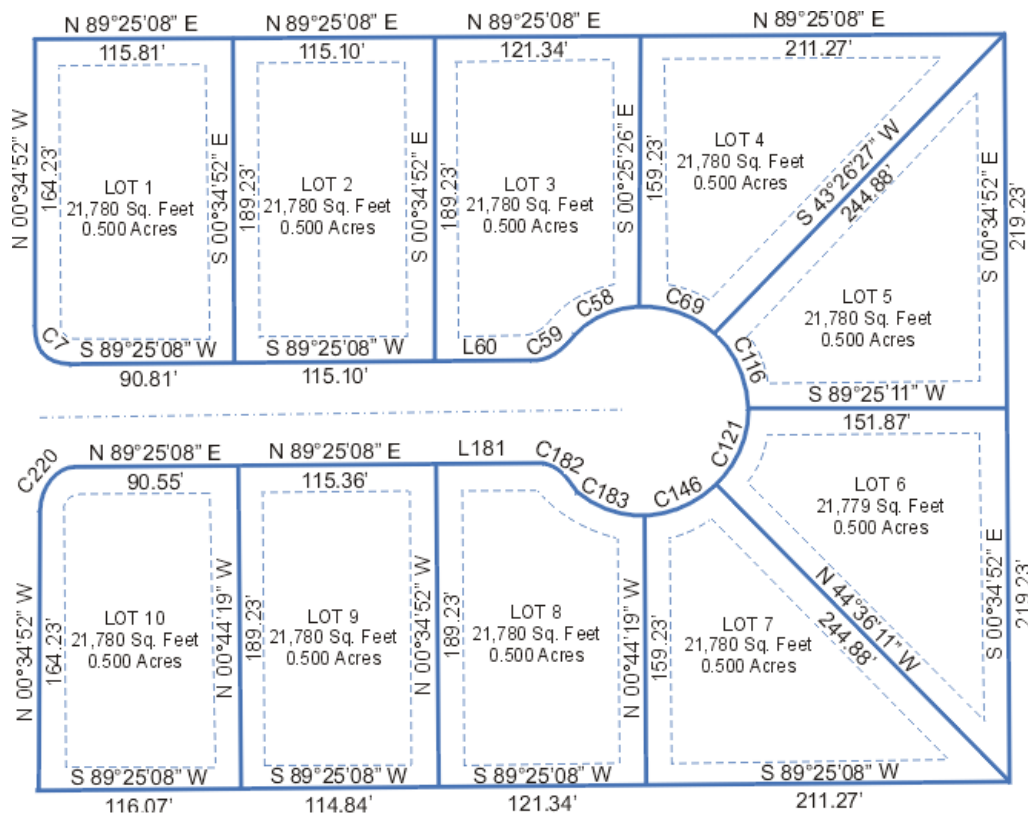
Types of Applications

1. As-of-right
2. MPS Amendment (Text or Map)
3. LUB Amendment (Text or Map)
4. Development Agreement
5. Heritage Designation or Heritage Grant Request



1. As-of-right

- Municipal Planning Strategy, Land Use By-law and Subdivision By-law outline requirements for as-of-right developments (includes demolition)



2. MPS Amendment (Text or Map)

What?

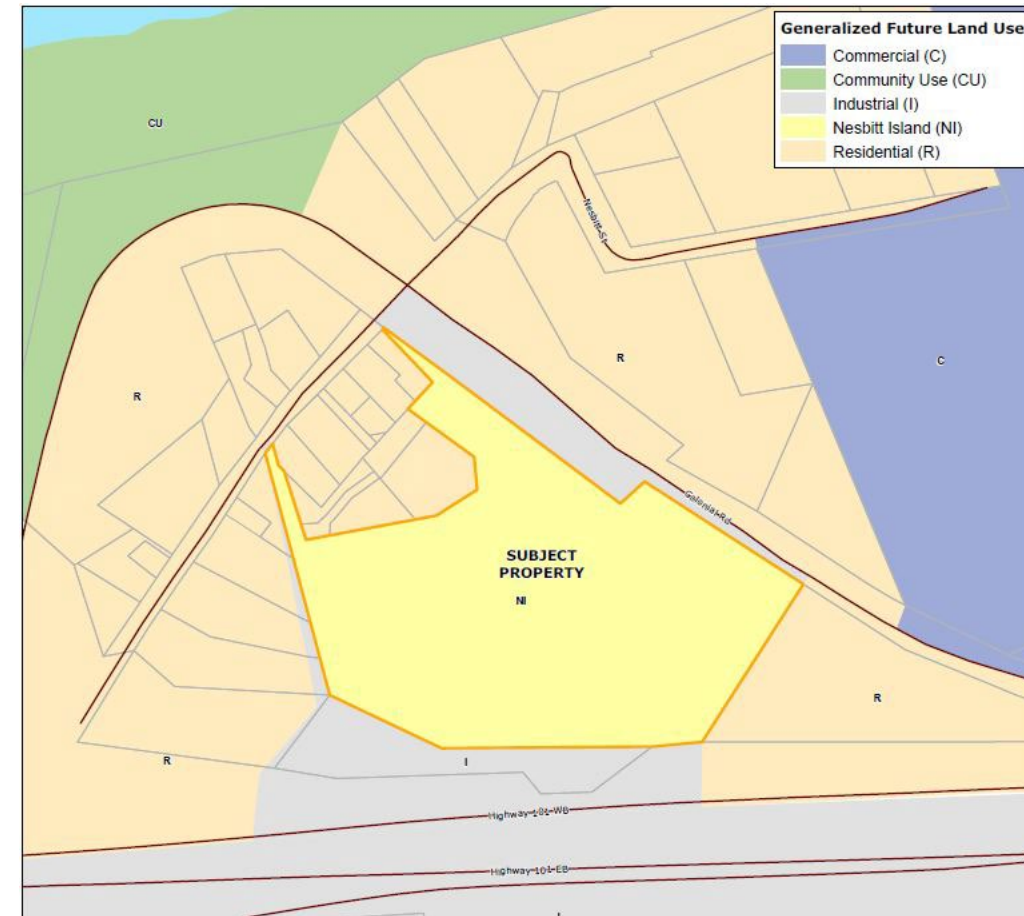
An amendment of the text or map of the Municipal Planning Strategy

Why?

A change in the environmental, social and economic climate

How?

- Consider existing MPS policies
- Consider legislative framework
- Review similar policies elsewhere
- Discuss options with PAC/HAC



2. MPS Amendment (Text or Map) Cont.



3. LUB Amendment (Text or Map)

What?

An amendment of the text or map of the Land Use By-law

Why?

A policy in the Municipal Planning Strategy allows Council to consider the amendment

How?

- Consider criteria in the MPS policy
- Contact stakeholders
- Develop necessary amendments to address criteria



4. Development Agreement

What?

Contract between Council and property owner

Why?

A policy in the Municipal Planning Strategy allows Council to consider the development agreement

How?

- Consider criteria in the MPS policy
- Contact stakeholders
- Room for some negotiation, but the Municipal Government Act limits what can and cannot be regulated
- Enforced by Development Officer



Active Development Agreements

- 75 active Development Agreements
- Oldest: 1989
- Newest: 2024
- Largest (land coverage): The Crossing, Forest Lakes, Wind Turbines
- Examples of permit uses: large-scale multi-unit developments, long term care facilities, campgrounds, recycling depot, distillery, auto repair, wind farms, etc.
- **Note:** Hantsport's Municipal Planning Strategy does not permit any uses by development agreement.



5. Heritage

- Heritage Property By-law (2021) and Municipal Heritage Property Conservation Grant Work Policy (2020)
- 13 Municipally Registered Heritage Properties
- 9 Provincially Registered
- 1 Federally Registered
- Heritage grant available to Municipally registered heritage properties
 - 50% cost-sharing up to \$10,000 within a five (5) year period



IV. What is the process?



Planning Applications

A Property Owner would like to start a new business

The Development Officer evaluates the inquiry based on LUB

Yes, it is permitted in the LUB - the Development Officer can issue a permit

No, it is not permitted in the LUB

The Planner evaluates the inquiry based on MPS

Yes, there is a policy that would allow for an amendment or DA

No, there is no policy that would allow Council to consider this



Public Information Meeting

Staff Review

PAC/HAC Review and Recommendation

Council First Reading

Public Hearing & Second Reading

Notice of Approval in Local Paper **OR** Ministerial Approval

14 Day Appeal period **OR** Notice of Ministerial Approval

Process



6-8 month process



something inspiring awaits



V. Roles and Responsibilities



Responsibility as a Municipal Planner

Public Inquiries
Background Research and Policy Review
Advise Council and Committees
Major Projects – Housing Accelerator Fund

Heritage

Rezoning Applications

Aquaponics Auto Repair
Institutional to Residential

PLAN REVIEW

Review Current Planning Documents
Prepare Background Reports
Public Engagement

MPS Amendments

Cannabis Legislation
Indoor Storage Household Livestock
Commercial Development District

Development Agreements

Wind Farm
Distillery Chiropractic Clinic
Discharge of Development Agreements



Not Considered

Planners do not assess applications on items such as:

- Applicant (individual or corporation, history)
- Viability of their business plan
- Property values or potential effects to property values
- The taxes a property owner pays to the Municipality
- Ownership of buildings on the property (i.e. condos, rental)
- Speculation as to the future use of the property(s)



Subject Matter Experts

- Subject matter experts:
 - Public Works Engineering Division (sewer, water, stormwater)
 - Traffic Authority – Municipal or NS Department of Public Works
 - Development Officer
 - Manager of Building and Fire Inspection Services
 - Fire Chief
 - School Board
 - Others: Department of Environment and Climate Change, Nova Scotia Power, etc.

Subject Matter Experts: Fire Chiefs

- Criteria: ***“whether the proposal is considered premature or inappropriate in terms of the adequacy of fire protection”***
- Fire Chief to provide expertise on what should be considered by Council for the rezoning or negotiated in the development agreement
- In the past Fire Chiefs have commented on:
 - 360-degree access particularly to higher buildings;
 - Consideration for hydrant locations and Fire Dept connection locations; and,
 - rolling curbs to allow apparatus to mount curbs without possible tire damage.
- Other items may include: secondary / emergency access, location of dry hydrants, etc.

Advisory Committees vs. Council

PAC/HAC

- Recommends to Council based on the criteria of the MPS
- Can recommend that it does not meet the criteria (have to specify which criteria)
- The recommendation goes to Council for consideration

Council

- Makes final decisions
- Can decide it does not meet the criteria (have to specify which criteria)



VI. Major Projects



Major Projects

- Planning Document Review
- Housing Accelerator Fund

Planning Document Review

- A Plan Review is a chance to review the current planning documents and accommodate changes to the environmental, social and economic climate
- Consolidation of the currently separate documents for Windsor, Hantsport and West Hants into one Regional set of planning documents
- The last Plan Review was conducted in 2008
- A Plan Review is not creating completely new documents



PLAN REVIEW TIMELINE



Staff conduct background research
Completed: May 2018



Staff review current planning documents
Ongoing



Land use survey
Completed: September 2018



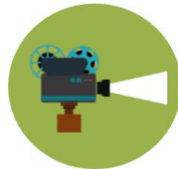
Public consultation and Youth engagement
Beginning: October 2018



Staff prepare draft planning documents
Ongoing



Public consultation on draft planning documents



Staff present final documents to Council



Council approve final documents



Housing Accelerator Fund

- \$1,081,886 received through Housing Accelerator Fund (over 3-years)
- Implement innovative strategies to accelerate the development of new housing projects that meet the needs of our growing community
 - Removing barriers in our existing planning documents
 - Streamlining our regulatory processes
 - Facilitating partnerships with developers and landowners



Housing Accelerator Fund Cont.

- Housing Action Plan specifies 7 actions required to be completed:
 1. Allow greater density as-of-right
 2. Create affordable housing policy requirements
 3. Reduce parking requirements
 4. Remove permit fees for accessory dwelling units (completed)
 5. Promote infill development
 6. Promote alternative housing forms
 7. Upgrade permit software





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What We Heard: HAF Initiatives 1-3

NOV-14-2024



Housing Accelerator Fund

- A federal funding program launched in 2023 to support local municipalities speeding up the housing supply and helping develop **complete, affordable, inclusive, and climate-resilient** communities.
- To participate, Municipality was required to develop a **Housing Action Plan** with minimum **7** initiatives to support housing development.
- West Hants Regional Municipality was selected to participate and signed a contribution agreement with the CMHC, which approved for **\$1.08 million** funding over the 3-year funding period.





Housing Accelerator Fund

First three initiatives:

1. Allow greater density as-of-right

(allow more missing middle housing options and streamline the approval process)

2. Create affordable housing policy requirements

(incentivize provision of affordable housing units in future developments)

3. Reduce parking requirements

(reduce housing costs and increase affordability)

*** These three initiatives will be focused within the serviced communities in the Municipality:**

- Falmouth
- Hantsport
- Three Mile Plains
- Windsor





What is gentle density/missing middle?

Single-unit dwelling

(most common type of housing in the Municipality)

Missing middle housing

Mid to high-rise apartment



- **Compatible in scale** with single-unit residential neighborhoods
- **Already exists** in many serviced neighborhoods in our Municipality
- **Similar Height** with a single-unit dwelling (up to 3 storeys)
- Offering more **affordable** housing options



Two-unit Dwelling



Three-unit Dwelling



Four-unit Dwellings



Townhouse



Stacked Townhouse



Secondary Suite



Initiative 1: Allow greater density as-of-right (unlock gentle density)





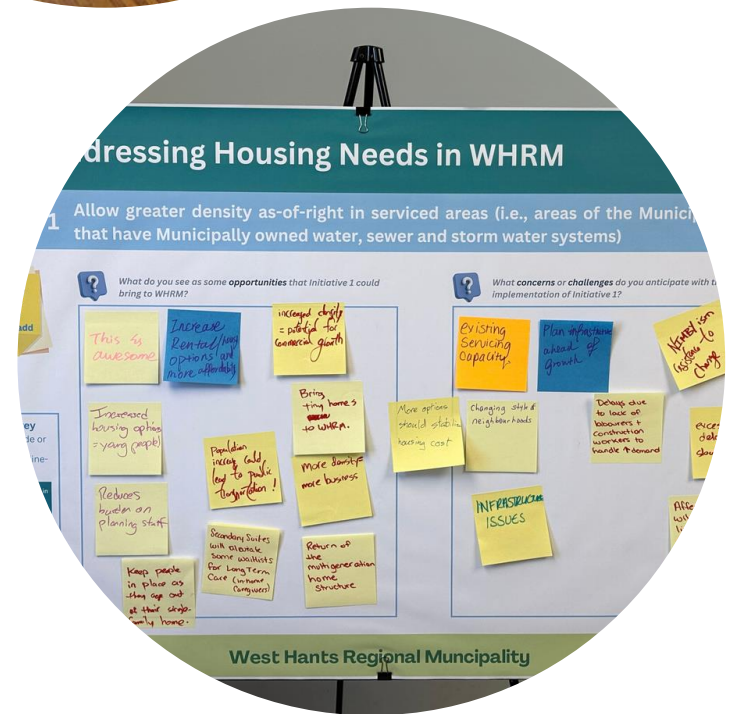
Engagement Overview

August 21- September 30 2024

Engagement focused on sharing information and gathering public on the work to implement the first three initiatives (add missing middle housing options and simplify regulations in serviced areas)



Channels/Event	# of Touchpoints
Social Media (17 Facebook Posts)	1,200 people per post
HAF Project Webpage	127 visitors
Open House Sessions	20 Attendees
Online Survey	320 Responses
Unique Comments	376 comments



Over 41-days Engagement Period

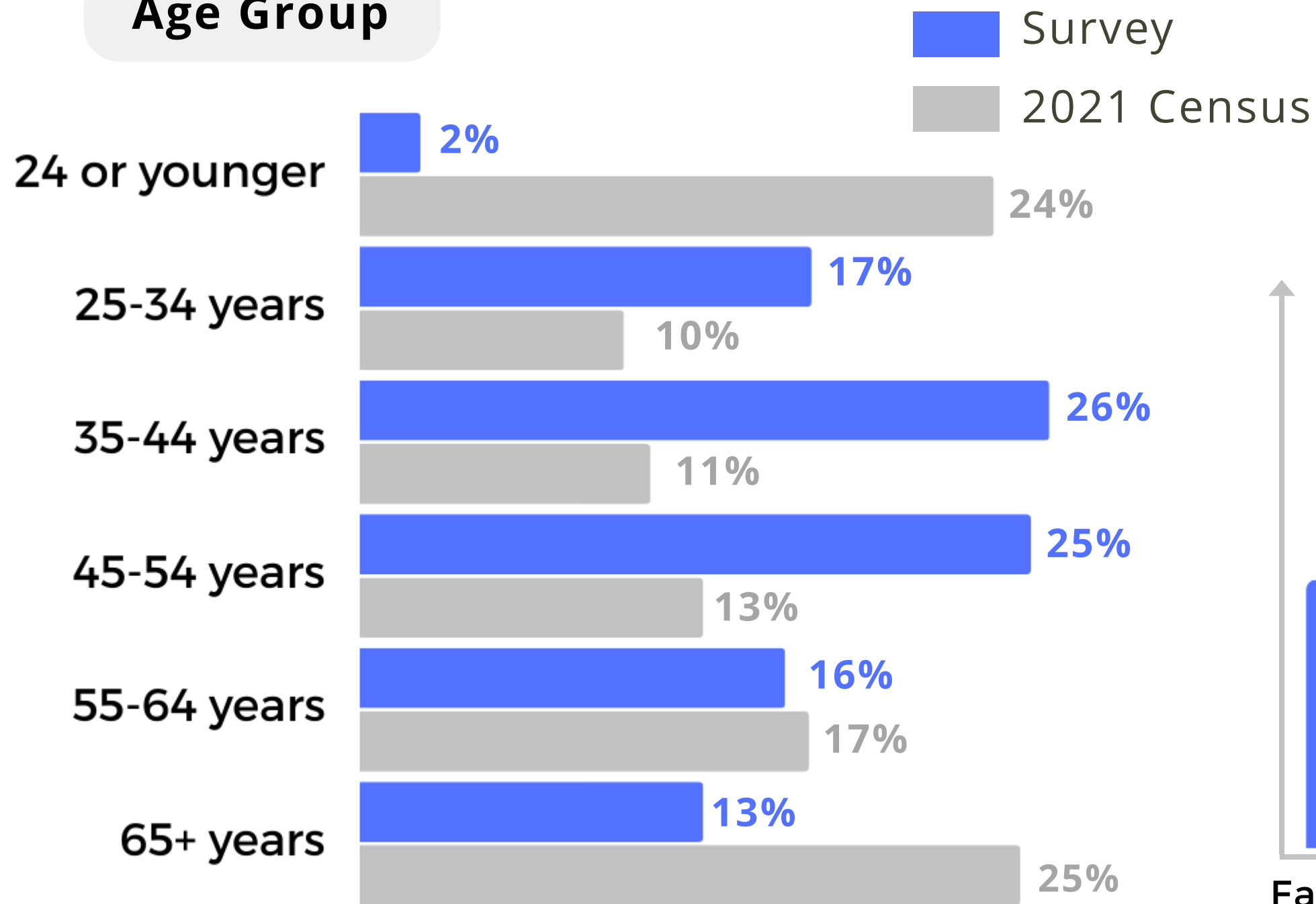




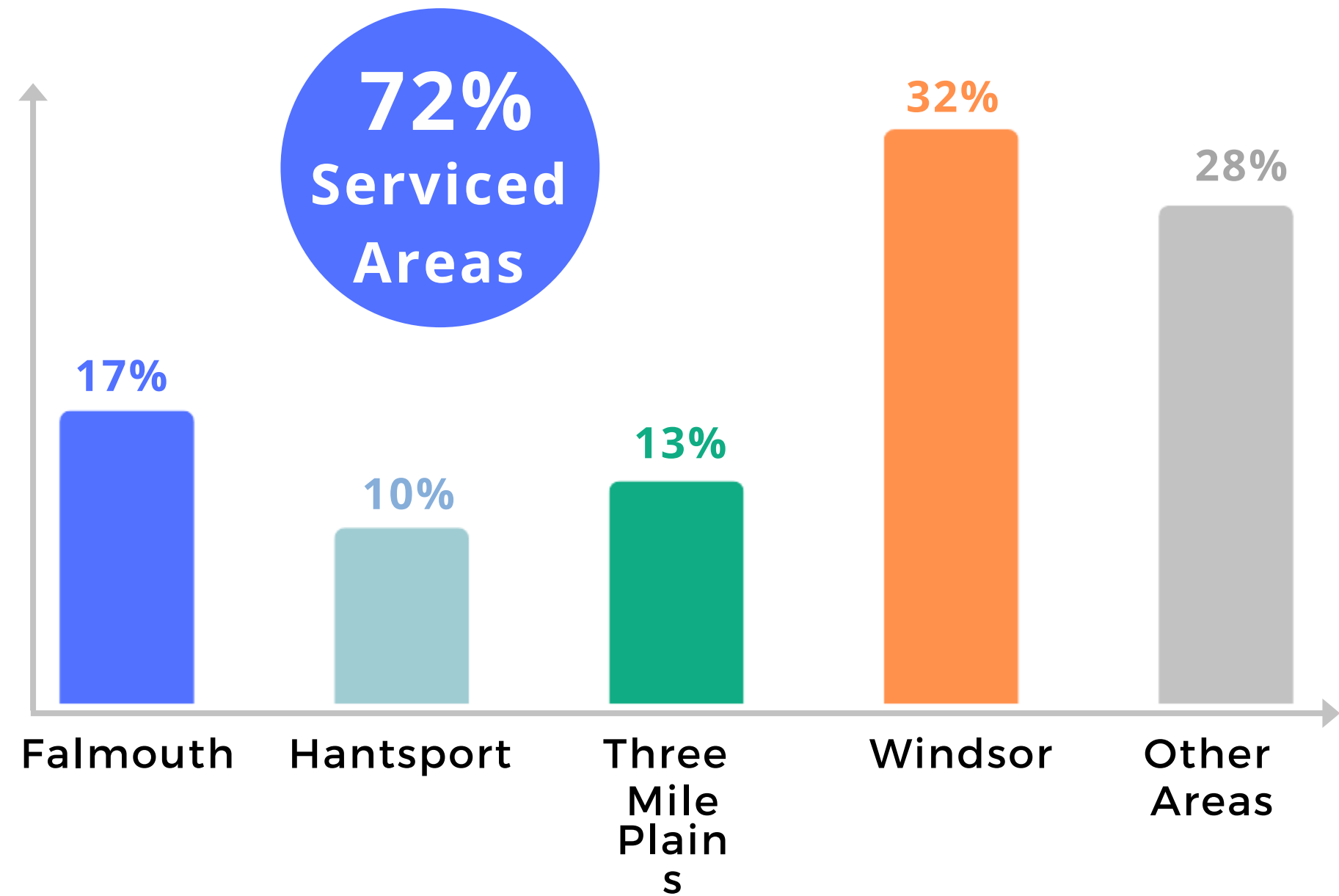
Online Survey

Who We Heard From (301 residents)

Age Group



Community

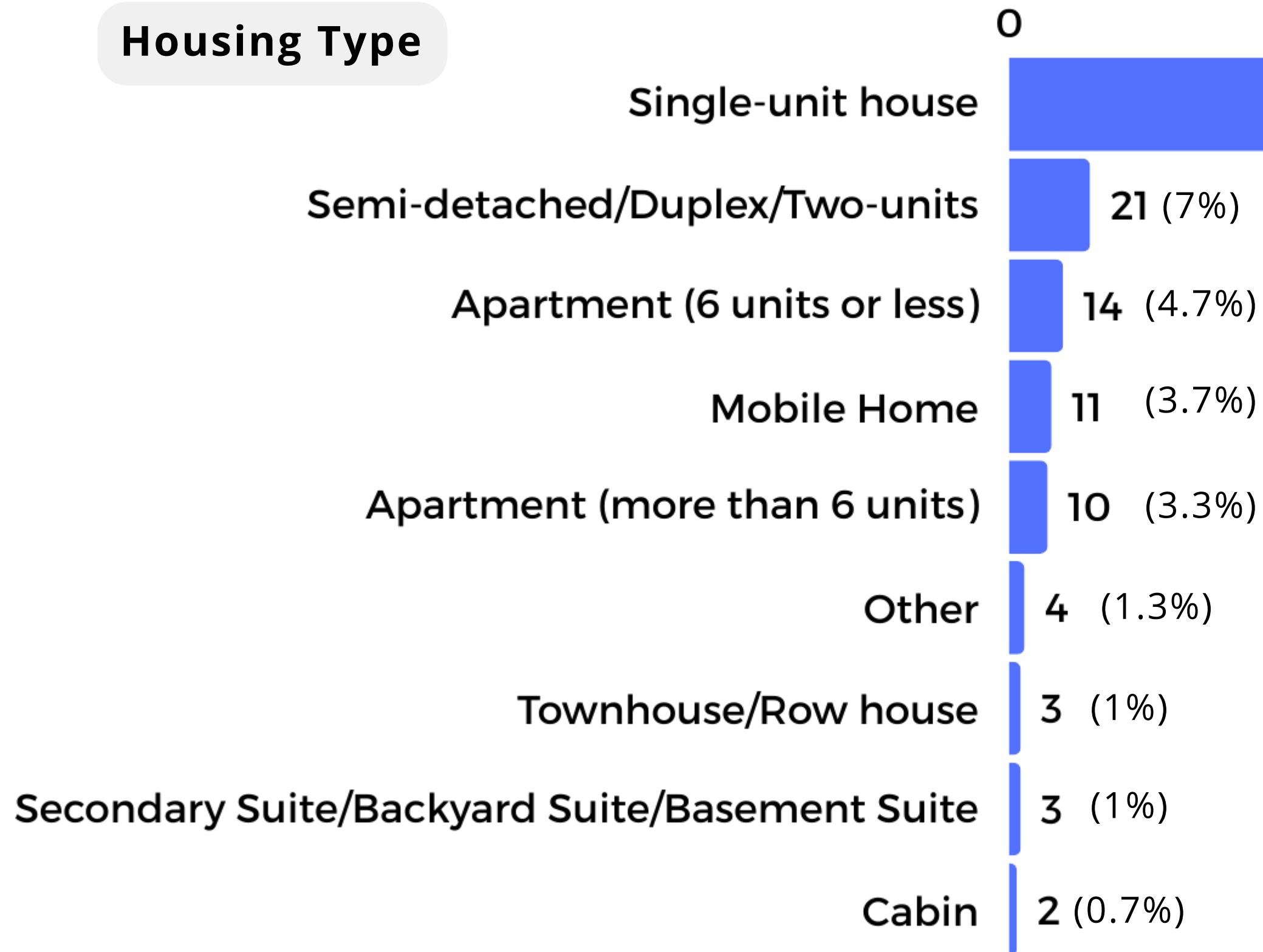




Online Survey

Who We Heard From (301 residents)

Housing Type



Finding Highlight

- Residents who live in apartments or mobile homes are most likely to strongly support that Municipality should allow more housing types as-of-right
- Residents who live in semi-detached/duplex are the least likely to experience housing affordable challenges



Online Survey

Housing Affordability

Definition of affordable housing

An individual or household spends no more than 30% of the before-tax monthly income on housing costs (rent, utilities, property tax).

Survey Finding: percentage of residents pay over 30% of income toward housing

58.8%
Affordable

41.2%
Unaffordable

Survey Findings: Housing Tenure

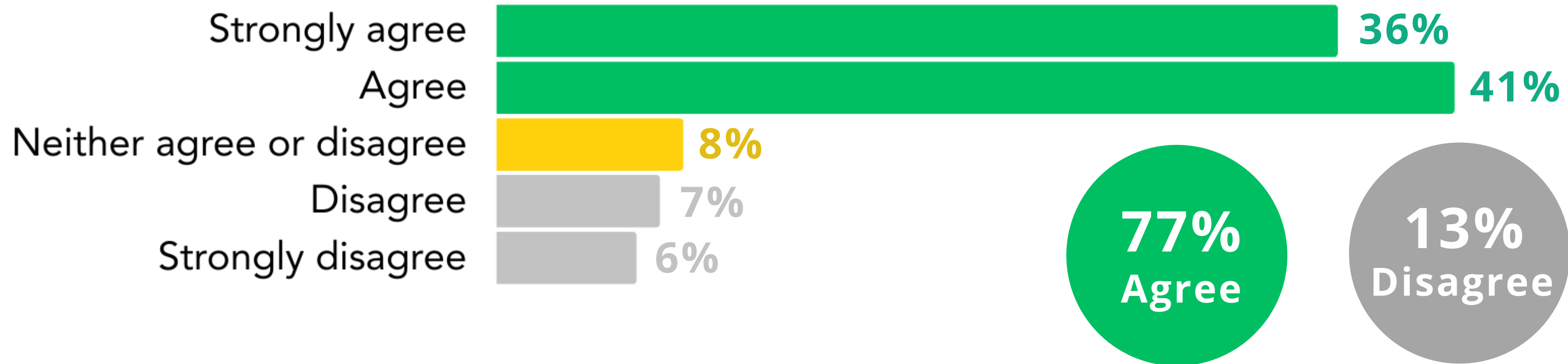
- **76% of renters** in the Municipality reported living in unaffordable housing, compared to **33% of homeowners**.
- Renters are **more likely to support** the statement that the municipality should provide incentives to developers to provide affordable housing units within proposals.



Online Survey

Preference Question - Q18 (Likert Scale, 301 responses)

Do you agree or disagree: **I support more housing types in residential areas provided they are compatible in scale with the existing neighborhood. (e.g., duplex, triplex, fourplex, townhouse)**



Finding Highlight

- 42% of residents who **previously disagree** with Q15 regarding greater density in serviced areas **agree** with this statement.
- 45% of residents who **previously disagree** with Q17 regarding 4 units as-of-right in serviced areas **agree** with this statement.



Online Survey

Key Takeaways on Initiative 1

Strong Overall Support for more Housing Options

- **77% agree** more housing options should be allowed in the Municipality
- **63% agree** with allow greater density in serviced areas
- **62% agree** with allow residential property owners more flexibility in serviced areas
- **56% agree** with four (4) units as-of-right is a good start point in serviced areas

What Residents Liked

- Retains **young families** and **professionals** in the Municipality
- Promotes **affordability** and **equity** to vulnerable groups (single parent, people with support needs)
- Middle density allows **multi-generational living** and **greater housing choices**

What Some Concerns We Heard

- Impacts on **infrastructure and parking**
- Compatibility with **character** of neighbourhoods



Online Survey

Key Takeaways on Initiative 2 & 3

Overall Support for Affordable Housing Policy

- **55% agree** Municipality should incentivize large developments to provide affordable housing units within proposal. (e.g., density bonus, height bonus)

Low Support for Reduce Parking Requirements

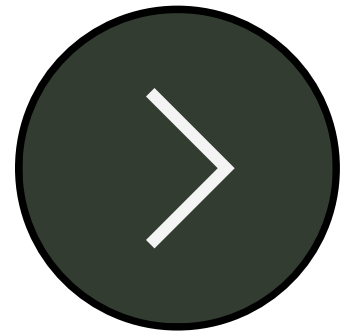
- **27% agree** Municipality should reduce the minimum parking requirements.

What Residents Liked

- Affordable housing will keep **seniors** aging-in-place
- Building a more **inclusive** community for all residents
- Encourage a more **walkable** community

What Some Concerns We Heard

- How to ensure units **remain affordable** long-term
- Some families require **2 cars** for work purposes
- Lack of **public transit** to offset reducing parking requirements



Next Steps

Initiative 1-3

- **Staff are proceeding with the implementations of the first three initiatives by preparing the amendments to planning documents (LUB+MPS)** to incorporate the commitments with CMHC, as well as feedback from the public engagement
- The first three initiatives are required to be completed **by the end of March 2025**, in accordance with the terms of the signed agreement
- The Municipality will receive the next installment of HAF funding in early 2025, the release of the disbursement is **contingent on** the assessment of whether the Municipality is achieving milestones for implementing the initiatives committed to in the Housing Action Plan



Next Steps

Initiative 1-3

Process

Staff Review



Council Information Report – July 23, 2024



Public Engagement Phase – August – September 2024



Staff Review Feedback – October 2024



**What We Heard Report presented to the Planning and Heritage Advisory
Committee – November 14, 2024**



Amendments presented to the Planning and Heritage Advisory Committee for
Review and Recommendation– December 2024*



Council First Reading – January 2025*



Public Hearing & Second Reading – February 2025*



Thank You!

Questions?



West Hants
something inspiring awaits



MUNICIPALITY *of the*
COUNTY *of* KINGS

October 22, 2024

File #24-14

Sara Poirier
Director of Planning and Development
Municipality of the District of West Hants
76 Morison Dr, PO Box 3000
Windsor, NS B0N 2T0

Re: Notification of application for a Land Use By-law text amendment (County wide)

Dear Sara,

A Public Information Meeting will be held in the Municipal Council Chambers at 181 Coldbrook Village Park Drive, Coldbrook on Tuesday, October 29, 2024, at 6 pm concerning an application to amend the text of the Land Use By-law to enable bed and breakfast operations in residential units within all zones that permit residential units.

The intent of the meeting is to give an early overview of the proposal, review the relevant planning policies, explain the process that will be followed during the municipal review of the application, and receive early questions and feedback from the public on the proposal.

You are welcome to attend this meeting; however, your attendance is not mandatory. After the meeting, a recording of the presentation will be made available on the municipal website. You are being notified of this Public Information Meeting as required by our planning policies, which mandate notification of any villages or abutting municipalities for applications seeking to amend the text of the Land Use By-law.

If you have any comments or concerns with regard to this application, or if you would like more information, please do not hesitate to contact me at 902-690-6276 or by email at ajacob@countyofkings.ca. Accommodations are available for this meeting, please submit your request at: www.countyofkings.ca/accommodationsrequest

Sincerely,

Alice Jacob

Alice Jacob
Planner