

Halewood Drive, Falmouth Rezoning

Public Information Meeting

December 14, 2023

something inspiring awaits



Application

- A completed application was received from the Chief Administrative Officer on behalf of Council on September 20, 2023.
- The application was to rezone the subject lot from Open Space (OS) to Single Unit Residential (R-1) for potential residential development.

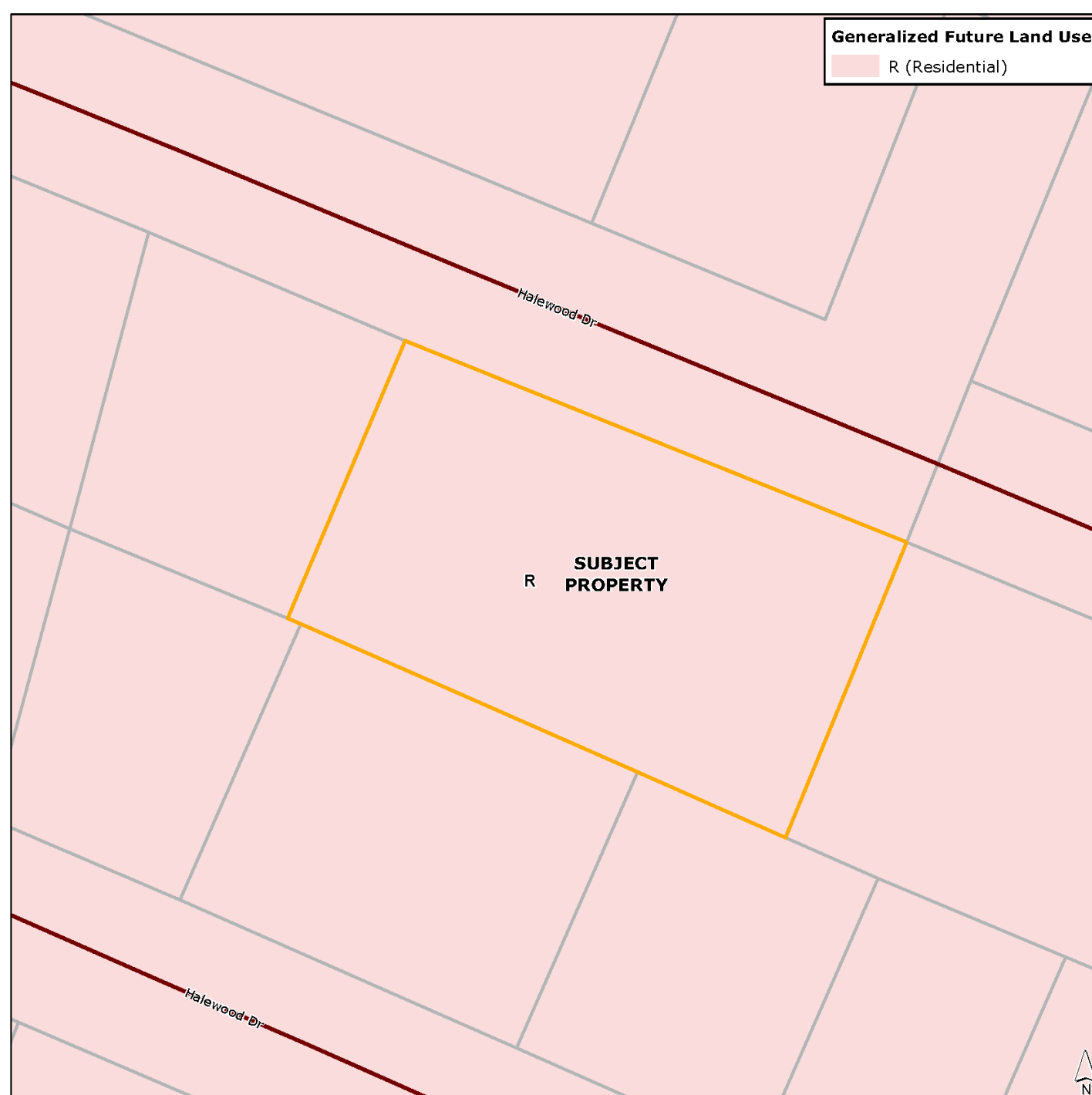
Orthophoto

- The property is currently an unused, forested lot.
- Nearby properties consist of single unit residences with other Open Space lots located further down Halewood Drive.



Generalized Future Land Use

R (Residential)



GFLUM

- Residential Designation

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Current Zoning

- Open Space (OS) zone

Permitted uses include:

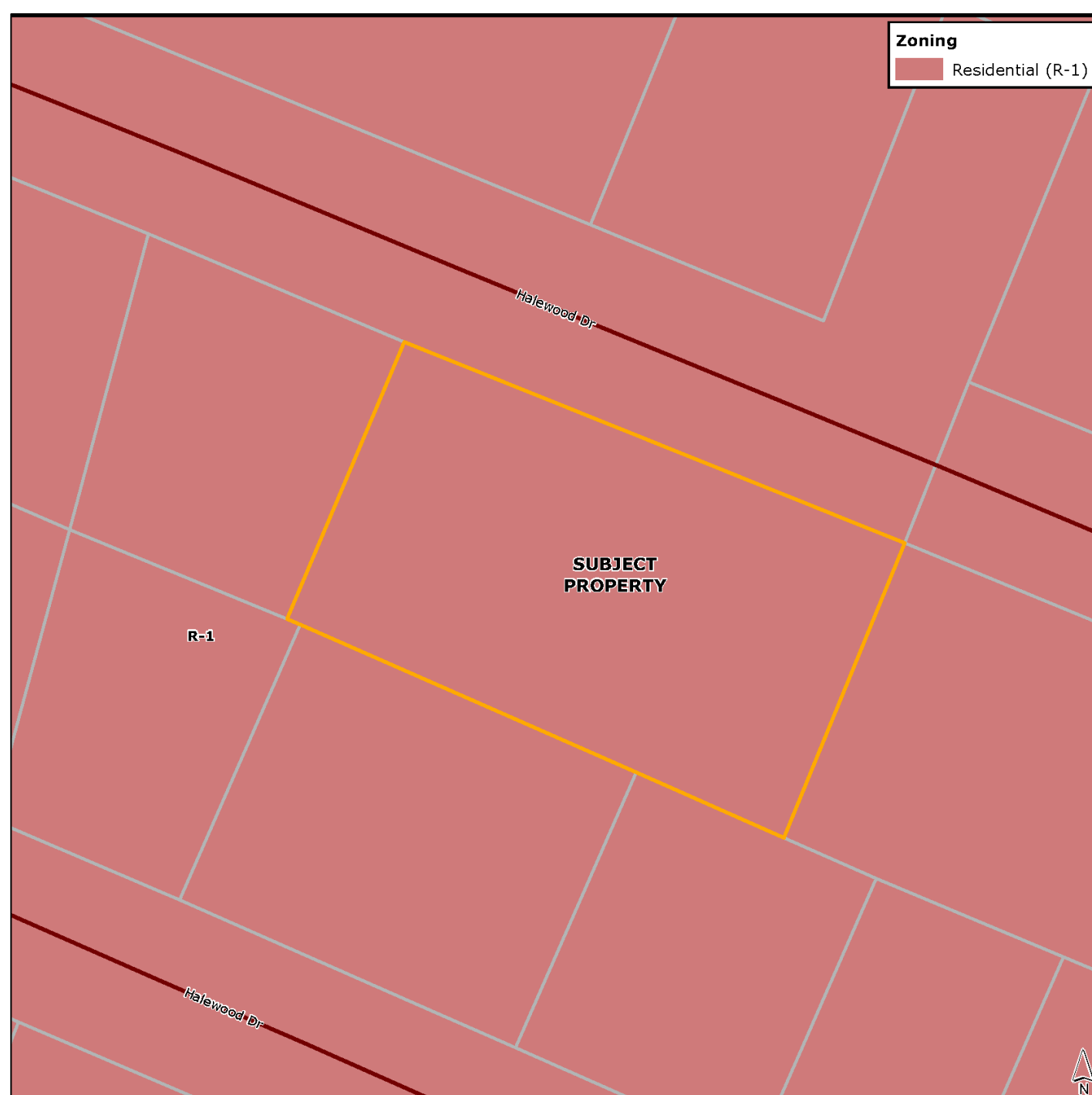
- Cemeteries;
- Historic sites, interpretive centres and museums;
- Outdoor recreation uses;
- Parks and playgrounds; and
- Uses, buildings and structures necessary for the prevention of floods, soil erosion and other similar natural occurrences





Zoning Map – Larger Extent





Proposed Zoning

- Single Unit Residential (R-1) zone

Permitted uses include:

- Single unit dwellings; and
- Existing manufactured homes





View of Subject Lot from Halewood Drive

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View of Surrounding Uses on Halewood Drive



West Hants MPS Policies

- **Policy 5.4.2** enables Council to consider rezoning land within the Falmouth Growth Centre to Single Unit Residential (R-1).
- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.

Specific Criteria for Rezoning

Policy 5.4.2 establishes specific criteria to be considered by Council.

- In summary, the criteria are met 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.

General Criteria for Rezoning

Policy 16.3.1 states general criteria to be considered by Council.

- In summary, the criteria are met since:
 - 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 Public Works Engineering Division have no concerns which have not been addressed in this report.



Public Information Meeting Notes (1 of 2)

- The Public Information Meeting were held on November 2. The meeting was broadcast live on the Municipal Facebook page.
- 30 members of the public attended the meeting, with 5 individuals speaking.
- The deadline for comments was November 16.
- Staff received 2 phone calls and 4 pieces of written correspondence during the comment period.



Public Information Meeting Notes (2 of 2)

Comments and concerns from the public include:

- the public participation process;
- reason for the rezoning;
- open space lot safety and usability;
- direction for other open space lots;
- green space requirement for subdivisions;
- understanding that the lot would remain green space;
- sinkhole damage; and
- municipal services.



Public Information Meeting – Nov. 2

Staff Review

**PAC/HAC Review and Recommendation –
Dec. 14**

Council First Reading – Jan. 23*

Public Hearing & Second Reading – Feb. 27*

Notice Placed in Paper

14 Day Appeal period

Process

* Anticipated date



Recommendation

...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 45226636 on Halewood Drive, Falmouth, from the Open Space (OS) zone to the Single Unit Residential (R-1) zone as shown in the report #23-24 to the Planning and Heritage Advisory Committee dated December 14, 2023.



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