

Willow Street, Hantsport Rezoning

Planning and Heritage Advisory Committee (PAC/HAC)

March 14, 2024

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Application

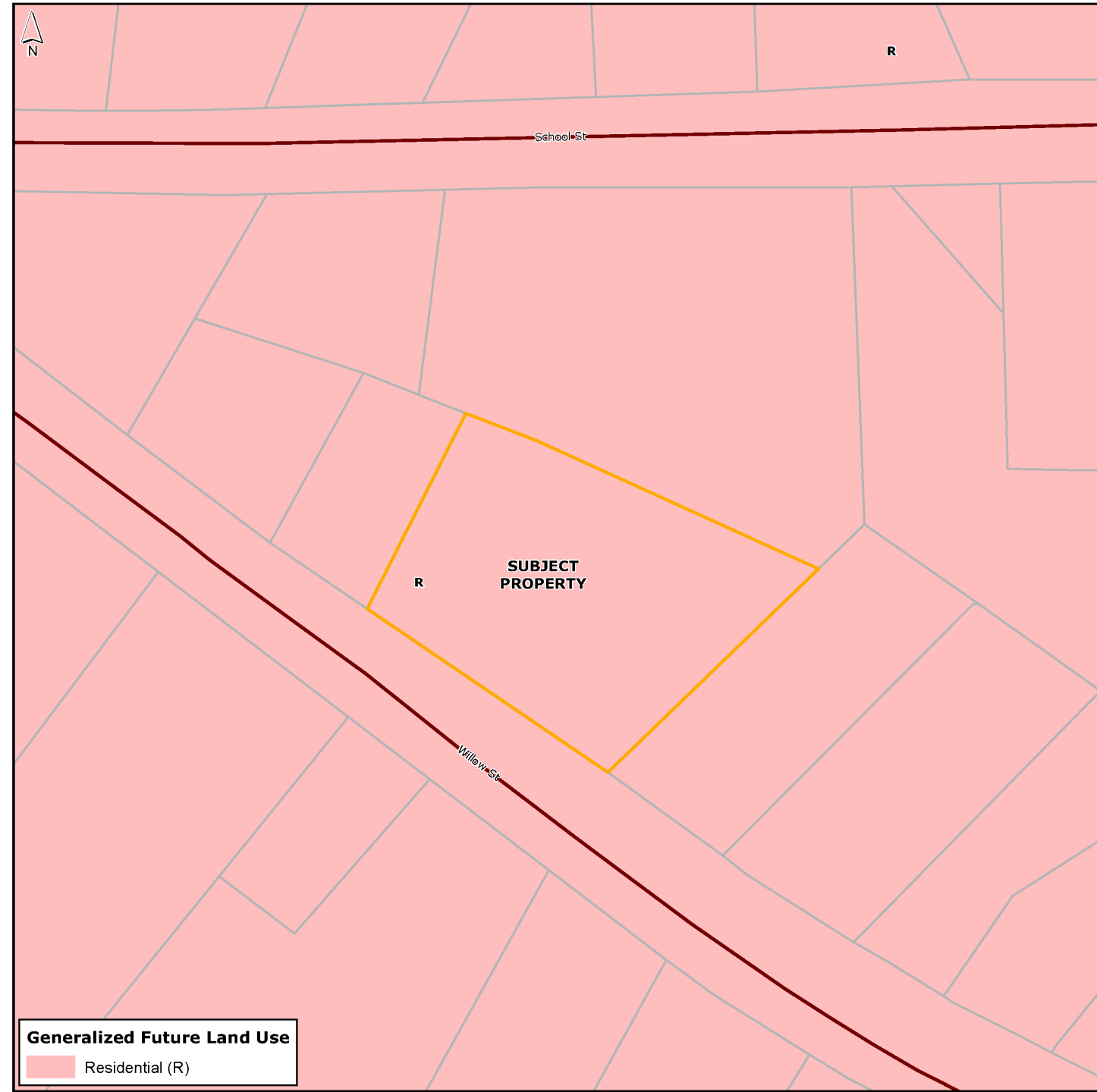
- A completed application was received from Tom Lavers on January 8, 2024.
- The application was to rezone the subject lot from Single Unit Residential (R-1) to Multiple Unit Residential (R-3) to permit a 15-unit residential development.



Orthophoto

- The property is currently an unused, forested lot.
- Nearby properties primarily consist of single unit residences.

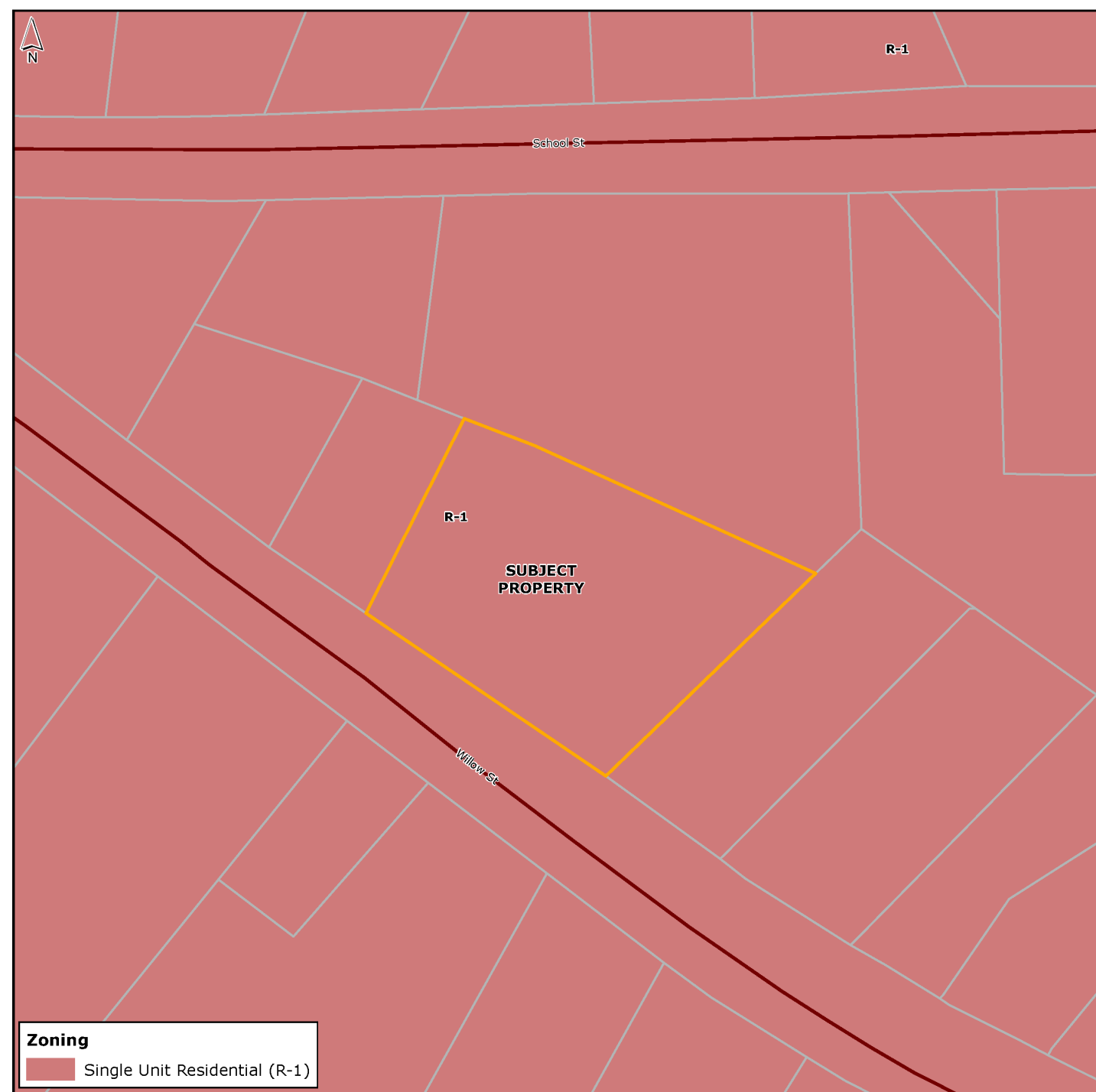




GFLUM

- Residential Designation





Current Zoning

- Single Unit Residential (R-1) zone

Permitted uses include:

- Single unit dwellings;
- Residential day care; and
- Fenced areas for horses.

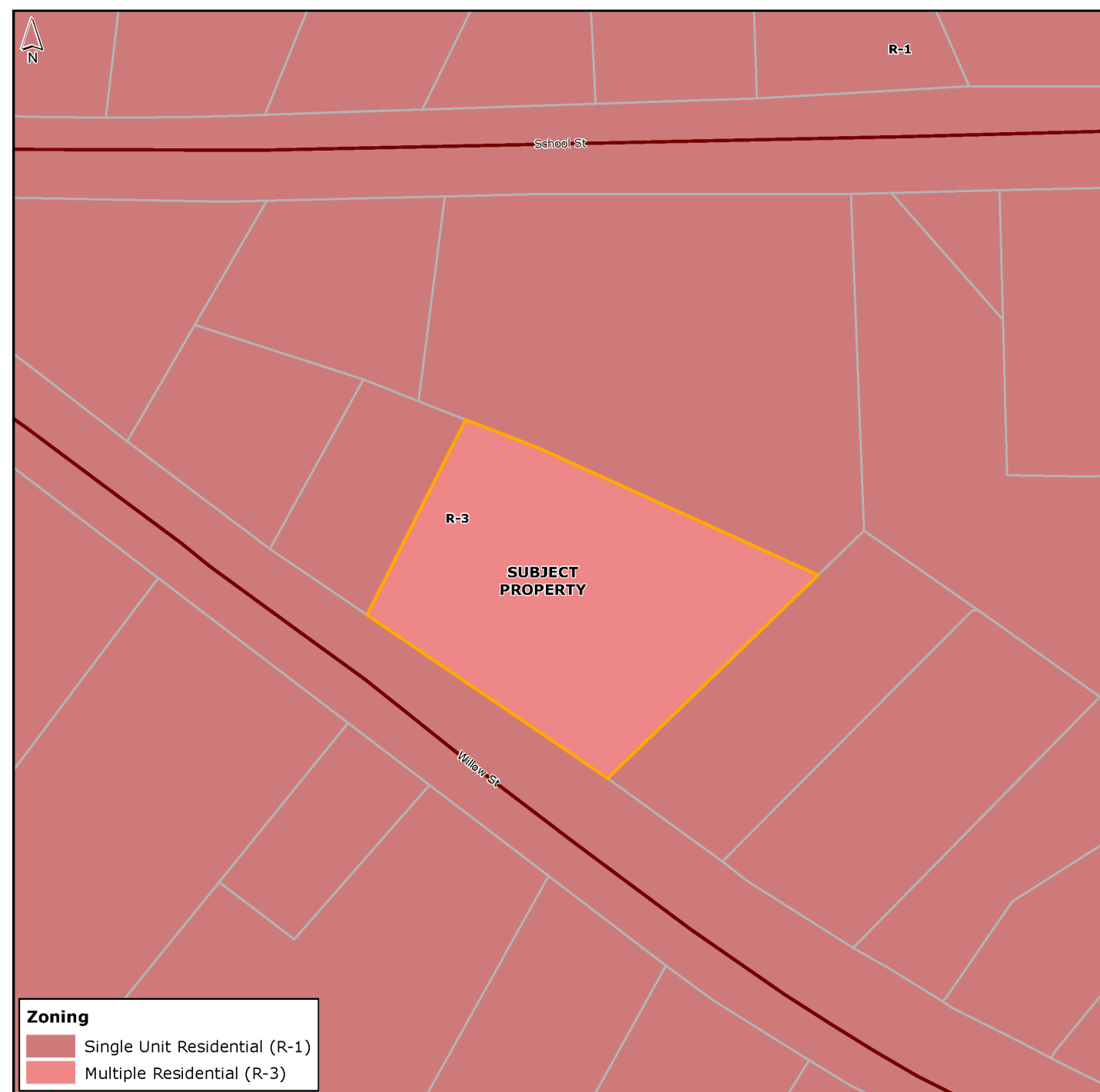


Proposed Zoning

- Multiple Unit Residential (R-3) zone

Permitted uses include:

- Townhouses;
- Apartment buildings (three or more units);
- Converted dwellings (three or more units); and
- Grouped dwellings.





View of Subject Lot from Willow Street

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View of Surrounding Uses on Willow Street



Minimum Lot Frontage Requirement

- The lot frontage requirement of the Multiple Unit Residential (R-3) zone in the Hantsport Land Use By-law is ambiguous.
- Staff intend to clarify the requirement through a concurrent text amendment to change “and” to “or”.

	Townhouse Development	Apartment Building and Grouped Homes
Minimum Lot Frontage	22 metres (72.2 feet) for the first two units, plus 19.6 feet (6 metres) for the third and each additional unit	22 metres (72.2 feet) for the first two units, and 30 metres (98.4 feet) for three or more units



Minimum Lot Frontage Requirement

- In Subsection 8.4.2, *Lot Specifications*, of the Hantsport Land Use By-law, the word 'plus' is used to indicate that the measurement for the first two units is to be added to the measurement of the measurement for three or more units.
- The use of 'and', instead of 'plus' indicated to staff that the intention is to separate the measurement requirements.
- This clarification would create consistency between all of the LUBs Multiple Unit/High Density Residential zone lot frontages.
- Staff suggest replacing the use of 'and' with the word 'or'.



Hantsport MPS Policies

Policy RP-7 enables Council to consider rezoning land within the Residential designation to the Multiple Unit Residential (R-3) zone provided proposed rezoning will not have a negative impact on adjacent residential uses.

- In summary, the criteria are met since:
 - no concerns were described by the Development Officer, Traffic Authority, Public Works Engineering Division, or the Manager of Building and Fire Inspection Services that were unable to be otherwise addressed.



Hantsport MPS Policies

Policy IM-3 states general criteria for amendments to the Land Use By-law.

- 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

- The Public Information Meeting were held on February 6. The meeting was broadcast live on the Municipal Facebook page.
- Approximately 9 members of the public attended the meeting, with 5 individuals speaking.
- The deadline for comments was February 20.
- Staff received 1 phone call and 15 pieces of written correspondence during the comment period.



Public Feedback and Responses (1 of 2)

- Concerns regarding affects on property values:
 - The planning process does not include a consideration for affects on property values.
- Concerns with flooding and drainage from the property:
 - a stormwater management plan is required through the permitting process to ensure that pre- and post-development flows are neutral or better.
- Concerns regarding the slope of the lot and infilling:
 - a geotechnical report is required through the permitting process to ensure that any infill is stable;
- Concerns regarding Municipal service capacity:
 - a fire flow study is required through the permitting process to ensure that there are adequate water flows for a sprinkler system, if required by the Manager of Building and Fire Inspection Services.



Public Feedback and Responses (1 of 2)

- Concerns regarding a lack of information on the proposal:
 - The rezoning process does not require a site plan or specific building drawings as part of the application.
- Concerns regarding traffic:
 - The Traffic Authority commented there were no concerns with Willow Street accommodating the increased level of traffic from the proposal.
- Concerns regarding setbacks and parking:
 - The Development Officer commented that the proposal would be required to meet all lot requirements for the Multiple Unit Residential (R-3) zone in the HLUB, including parking and minimum setbacks.
- Concerns regarding the context and density of the neighbourhood:
 - Policy RP-7 allows Council to consider the proposal to rezone to Multiple Unit Residential (R-3) in the Residential designation.



Public Information Meeting – February 6

Staff Review

**PAC/HAC Review and Recommendation –
March 14**

Council First Reading – March 26*

Public Hearing & Second Reading – April 23*

Notice Placed in Paper

14 Day Appeal period

Process

* Anticipated date



Recommendation (1 of 2)

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending Schedule A of the Hantsport Land Use By-law to rezone PID 45045879 on Willow Street in Hantsport, from the Single Unit Residential (R-1) zone to the Multiple Unit Residential (R-3) zone as shown in the report #24-01 to the Planning and Heritage Advisory Committee dated March 14, 2024.



Recommendation (2 of 2)

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the Hantsport Land Use By-law to clarify the minimum lot frontage requirement for the Multiple Unit Residential (R-3) zone in Section 8.4 in a manner substantively the same as Attachment B of the staff report to the Planning and Heritage Advisory Committee report dated March 14, 2024.





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