



WEST HANTS REGIONAL MUNICIPALITY

Public Hearing Minutes – Meadows Development (opening)

April 27, 2021 6:00 pm

Also held via Zoom and Facebook Livestreamed

1. Call to Order

The Public Hearing was called to order at 6:49 pm.

Council Present:

Abraham Zebian, Mayor

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2

Mark McLean, Councillor, District 3

Jeff Hartt, Councillor, District 4

Debbie Francis, District 5

Paul Morton, Deputy Mayor, District 8

Bob Morton, Councillor, District 6

Ed Sherman, Councillor, District 7

Richard Murphy, Councillor, District 9

Laurie Murley, Councillor, District 10

Jim Ivey, Councillor, District 11

Staff and Guests Present:

Mark Phillips, Chief Administrative Officer

Todd Richard, Dir. Public Works

Kathy Kehoe, Dir. Community Development

Saira Shah, Planner

Chris Markides, ZZap Consulting

Madelyn LeMay, Dir. Planning & Development

Rhonda Brown, Municipal Clerk

Carlee Rochon, Dir. Financial Services

Sara Poirier, Planner

Members of the public watched the meeting using Facebook Live.

2. Introduction

Mayor Zebian advised that Public Hearings for amendments to planning documents and development agreements are required by Part 8 of the *Municipal Government Act*. This virtual public hearing is hosted by Council and following the presentation the meeting will adjourn until 6:00 pm on May 25, 2021. Members of the public may submit comments or questions to Planner Shah until May 21, 2021.

Councillors were reminded that to vote on the development agreement they must have been present at both parts of the Public Hearing tonight and on May 25th when Council will consider the development agreement and may ask questions.

3. Presentation by Planner

Planner Shah reviewed the presentation (attached) of the proposed Meadows Development Agreement to allow two-unit residential uses on PID 45371879, 45383379, 45371887, and 45383957, Falmouth.

Chris Markides, Planner for ZZap Consulting representing the Developer Brison Developments, gave a presentation (attached). He informed the semi-detached homes are very marketable in the area and the smaller lot sizes allows the development to be more economical.

Mayor Zebian declared the Public Hearing adjourned until May 25, 2021.

The Public Hearing ended at 7:03 pm.

Abraham Zebian, Mayor

Rhonda Brown, Municipal Clerk

The logo consists of the letters 'WWH' in a bold, sans-serif font. The first 'W' is dark blue, the second 'W' is a lighter blue, and the 'H' is dark blue. The background features abstract geometric shapes in shades of blue and green on the left and right sides.

WWH

WINDSOR / WEST HANTS

TOGETHER



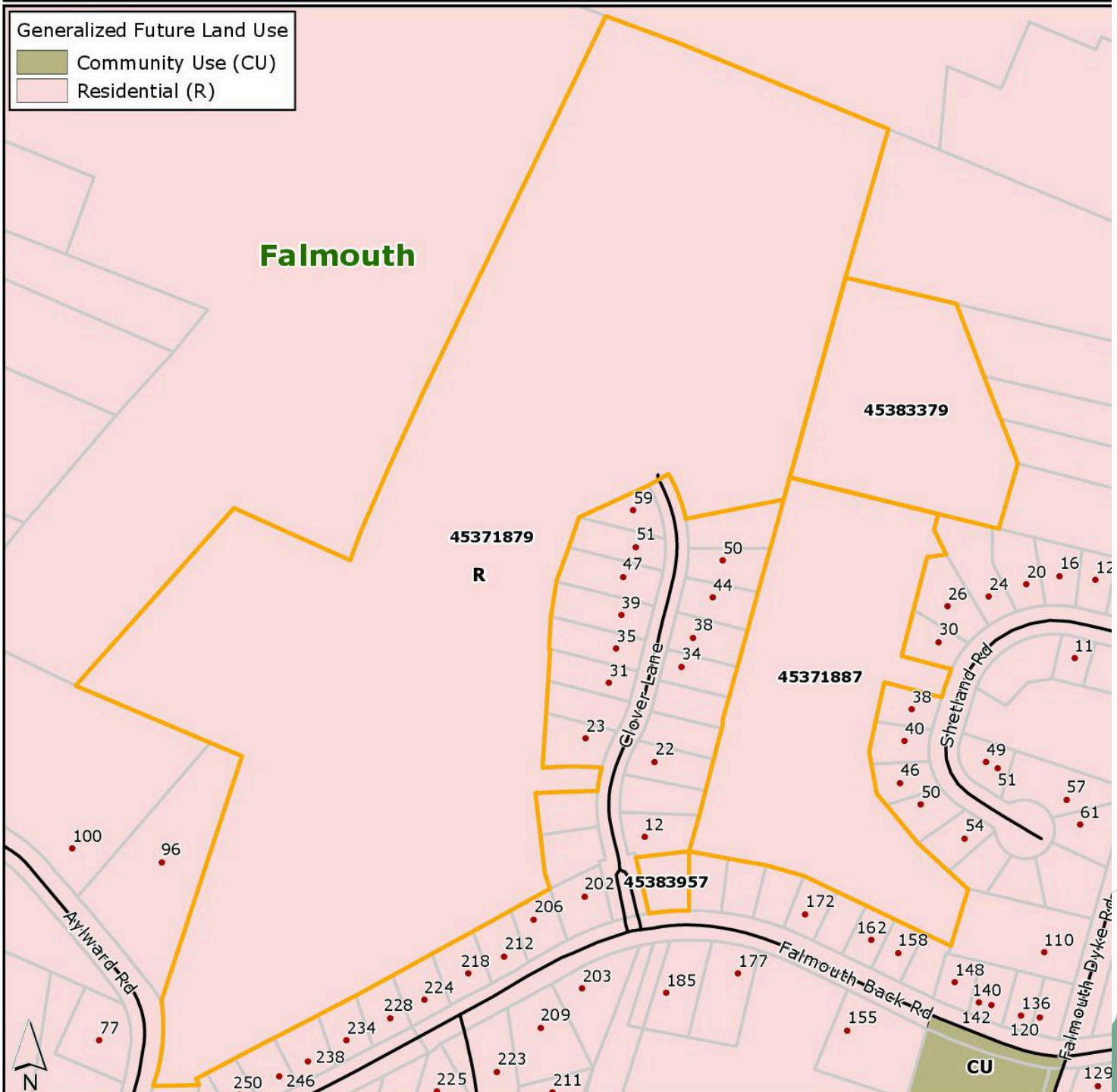
Meadows Development, Falmouth Development Agreement

Public Hearing
April 27, 2021

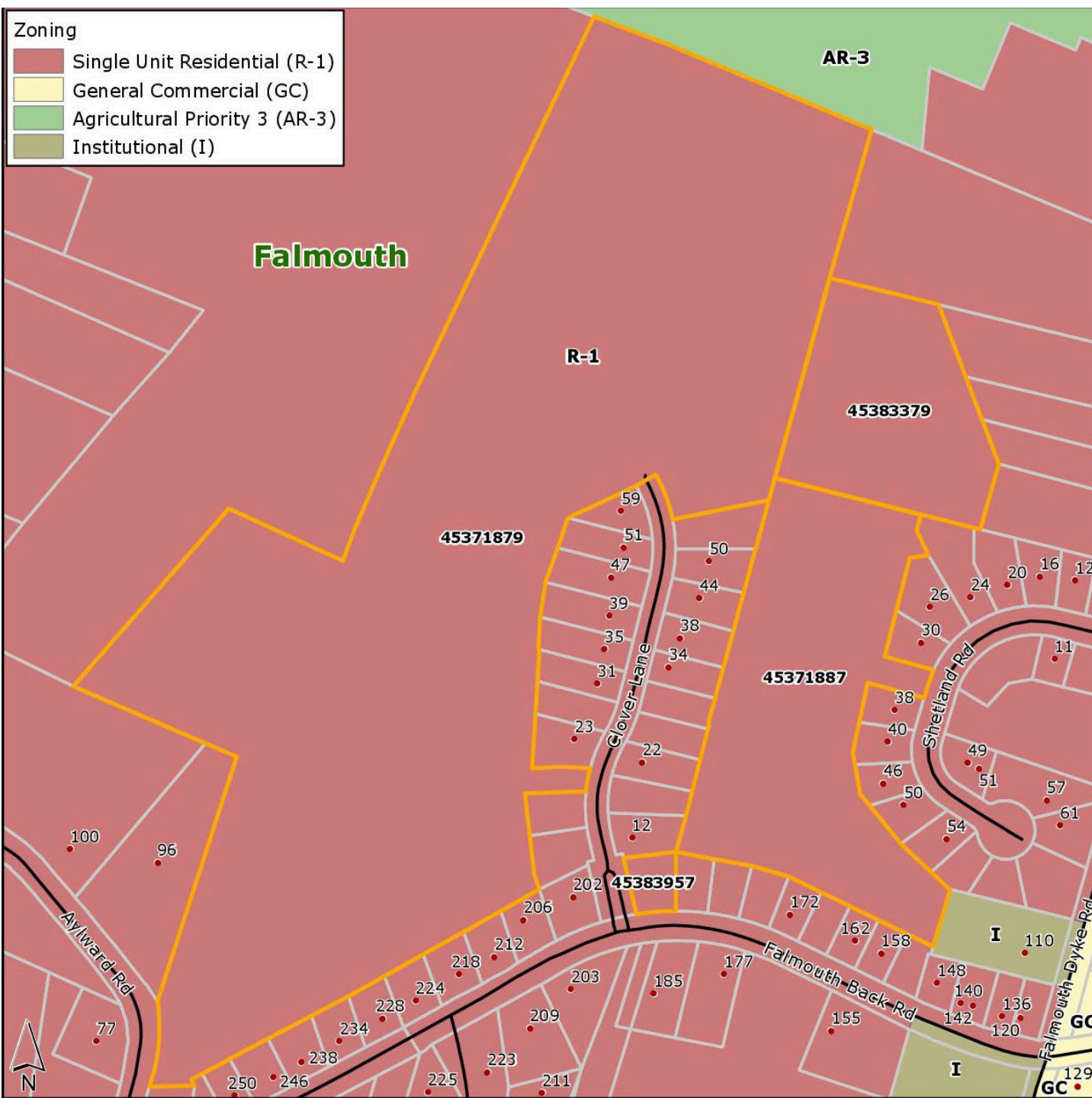
Application

- ▶ Brison Developments Limited applied for a development agreement to permit two-unit residential development in Falmouth.
- ▶ On December 11, 2020 the applicant requested that staff consider three and four-unit dwellings in addition to the two-unit dwellings requested; this request was withdrawn on February 23, 2021.
- ▶ There is a registered development agreement for one (1) of the properties from August 2007 to permit eight (8) semi-detached dwellings. Brison Developments Limited wishes to discharge that agreement.

Generalized Future Land Use Map

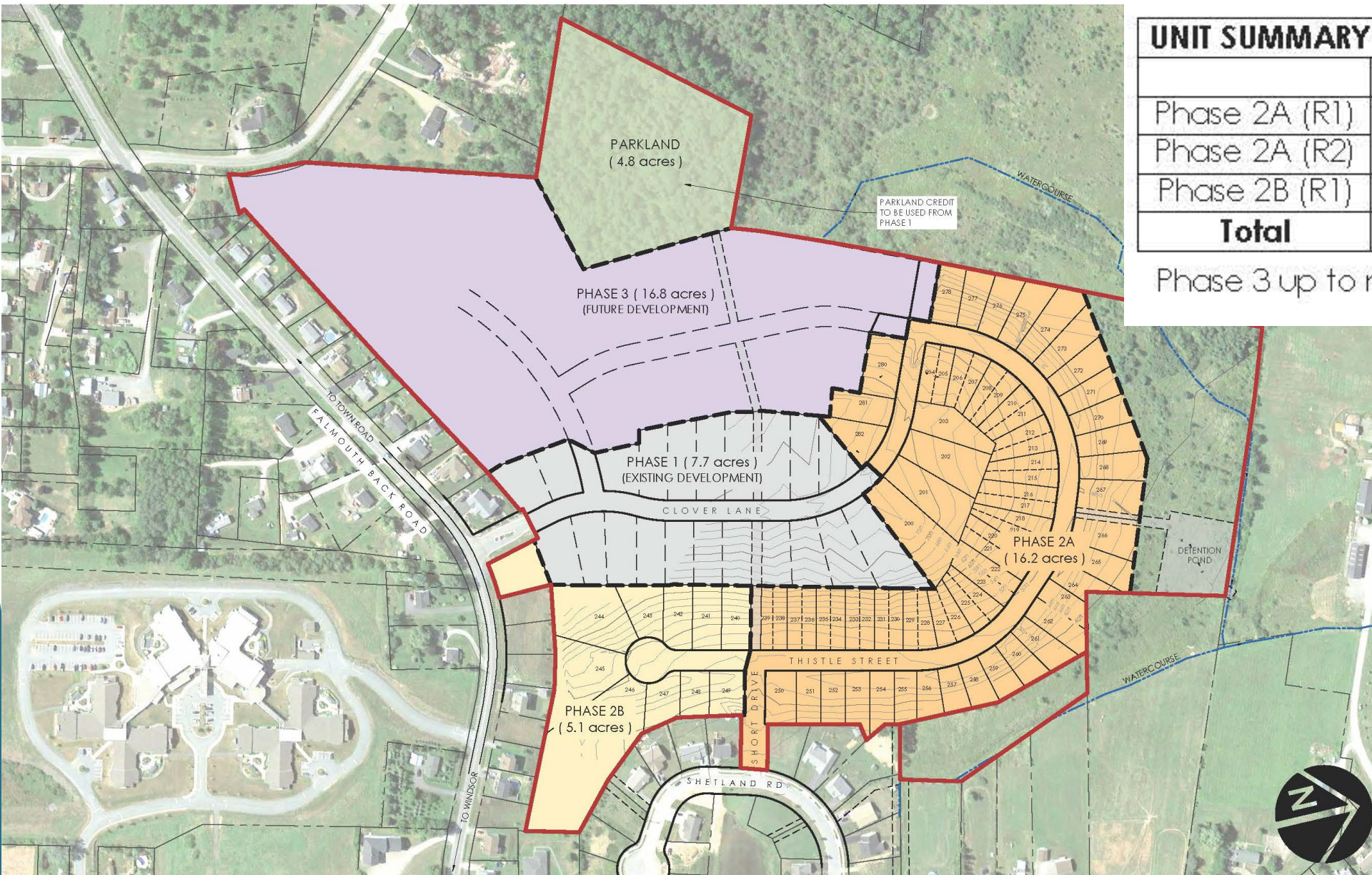


Existing Zoning Map



Policy

- ▶ A development agreement (DA) is a legal contract between the Municipality and a property owner to permit a use that is not permitted in the underlying zone
- ▶ **Policy 5.4.4** enables Council to consider proposals for comprehensively designed multiple residential developments in the Falmouth Growth Centre by development agreement
- ▶ **Policy 16.3.1** states general criteria in West Hants



UNIT SUMMARY

	Area (acres)	Maximum Units
Phase 2A (R1)	16.2	36
Phase 2A (R2)		36
Phase 2B (R1)	5.1	10
Total	21.3	82

Phase 3 up to maximum of 75 units

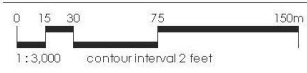
NOTES:

- Subject to survey. Property lines and topographic features are approximate only.
- Site subject to by-law review and regulations.

SOURCES:

- Plan based on DesignPoint Site Plan file: '14-033_Base_20200401.dwg'

SCALE:



SHEET 11x17

FILE: C:\Users\kern\zcap.ca\Business Development - Documents\2020\027_Bison - Meadows\1_DWG\1_Site Plan\20-B-027-SITE_PLAN-104.dwg

WHMPS Specific Criteria Policy 5.4.4

- ▶ In summary, the criteria are met since:
 - ▶ the DA has specific stipulations for density and ensures that a minimum of 30 percent of the total number of dwelling units will be single unit dwellings;
 - ▶ a traffic impact study will be required before the 100th residential unit development permit can be issued or before any development can start in Phase 3 and all work required by the recommendations in the TIS must be completed;
 - ▶ the reduced setback requirements will enable a planned compact community that makes efficient use of streets and municipal infrastructure; and
 - ▶ the stormwater management plan is considered satisfactory by the Municipal Engineer.

WHMPS General Criteria Policy 16.3.1

- ▶ In summary:
 - ▶ the proposal is not premature or inappropriate for the area;
 - ▶ there would be an increase in households using water, sewer, and waste disposal services in the area. New residents moving to the development would be expected to cover some of the increased costs for the Municipality; and
 - ▶ the Fire Chief, Manager of Building and Fire Inspections Services, Director of Public Works and Department of Transportation and Infrastructure Renewal have no major concerns which have not been address in the draft development agreement.

Planning Advisory Committee

- ▶ A Public Information Meeting was held on January 19, 2021
- ▶ PAC recommended in favour of the proposed development agreement on March 11, 2021.
- ▶ PAC discussed additional requirements to try to ensure there is variation in the design of the dwellings but after the applicant clarified the design elements are predominantly determined by the prospective property owner, PAC recommended the development agreement as drafted.

Council First Reading

- ▶ On March 23, 2021, Staff presented three (3) proposed changes to the development agreement:
 - ▶ that the most recent stormwater management plan be attached to the DA;
 - ▶ that the minimum flankage yard requirement for single unit dwellings on corner lots be reduced from 25 ft. to 15 ft.; and
 - ▶ that the Development Officer, in consultation with the Municipal Engineer, can consider minor changes to the stormwater management plan without an amendment to the DA.
- ▶ Council voted to hold a Public Hearing for the development agreement with the additions noted above.

Process

Notice was placed in the local paper and website/Facebook

Letters were mailed to residents within 500 ft. of the property.





Parkland

- ▶ A resident has asked for clarification about the parkland contribution
- ▶ Parkland requirements set out in Policy 5.4.4 (d) are in the DA
 - ▶ 5% required for parkland for less than 3 dwelling units per acre
 - ▶ 10% required for parkland for 3 or more dwelling units per acre
 - ▶ Development cannot exceed 4 and half dwelling units per acre
- ▶ Based on the existing parkland agreements and the concept plan submitted by the applicant 4.8 acres has been allocated within the Meadows Development as parkland

Parkland Cont.

- ▶ Based on a maximum build out scenario, 70% of the development can be two-unit dwellings which would likely exceed 3 dwelling units per acre
- ▶ If 70% is two-unit dwellings which require a 10% parkland contribution:

Total Area of the Site

45.8 acres

70% of the Total Area

$45.8 \text{ acres} \times 70\%$
 $= 32.06 \text{ acres}$

Total Parkland Required

$32.06 \text{ acres} \times 10\%$
 $= 3.206 \text{ acres}$

Parkland Cont.

- ▶ If 30% is single-unit dwellings which require a 5% parkland contribution:

Total Area of the Site

45.8 acres

30% of the Total Area

$45.8 \text{ acres} \times 30\%$
 $= 13.74 \text{ acres}$

Total Parkland Required

$13.74 \text{ acres} \times 5\%$
 $= 0.687 \text{ acres}$

Parkland Cont.

- ▶ Total parkland requirement in the maximum build out scenario is 3.89 acres which is less than the 4.8 acres allocated by the applicant in the concept plan
- ▶ This is an initial assessment provided by the Development Officer the final requirement would be determined during the subdivision process
- ▶ Any streets and right-of-ways would be taken out of that calculation making the requirement under 3.89 acres

Process

- ▶ Comments and questions can be submitted by the public until May 21st
- ▶ All correspondences should be sent to:

Planner Shah

Phone	902-798-8391 ext. 118
Email	sshah@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



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The Meadows

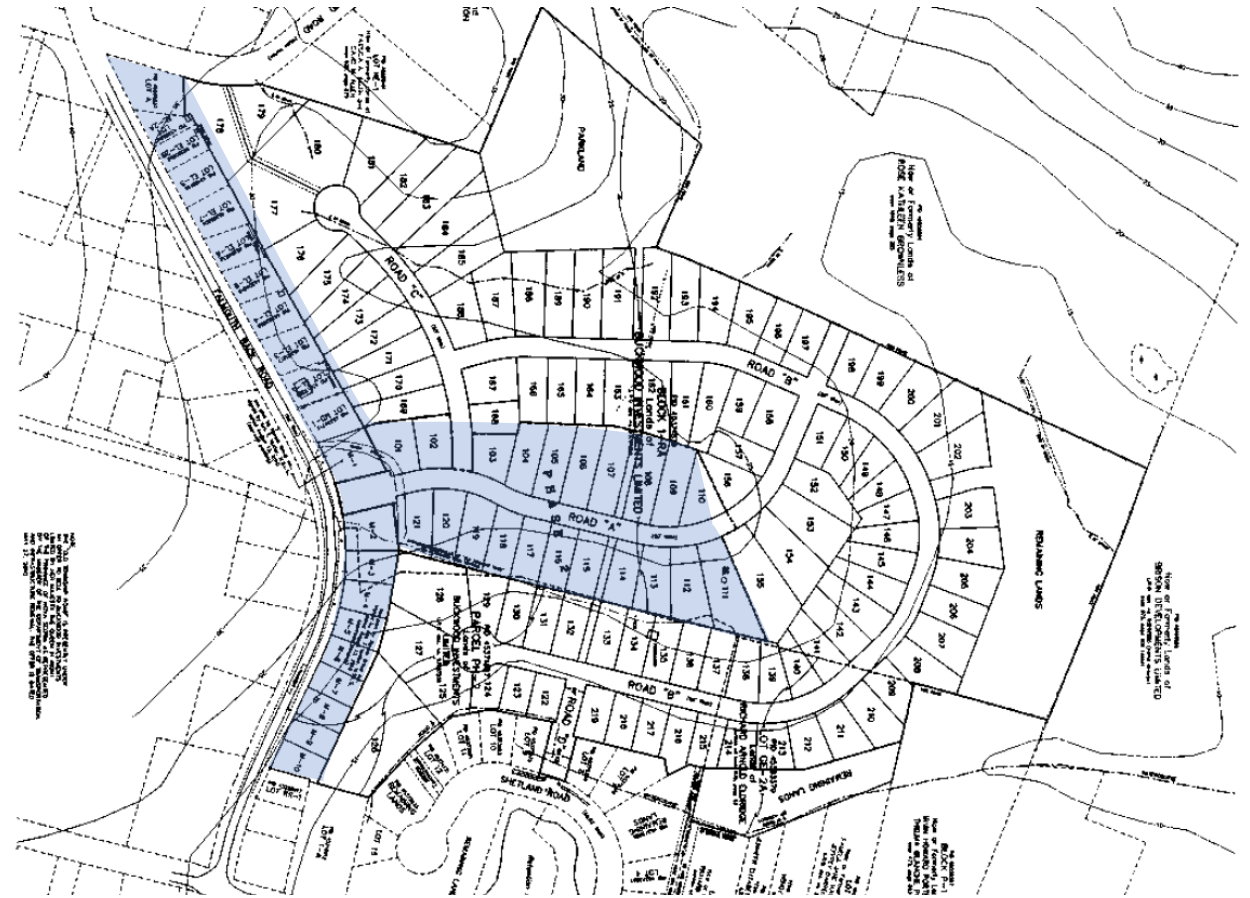
Windsor West Hants Public Hearing

April 27th, 2021

How did we get here?

- Subdivision plan initially approved in 2011
- 144 units (8 semi-detached lots)

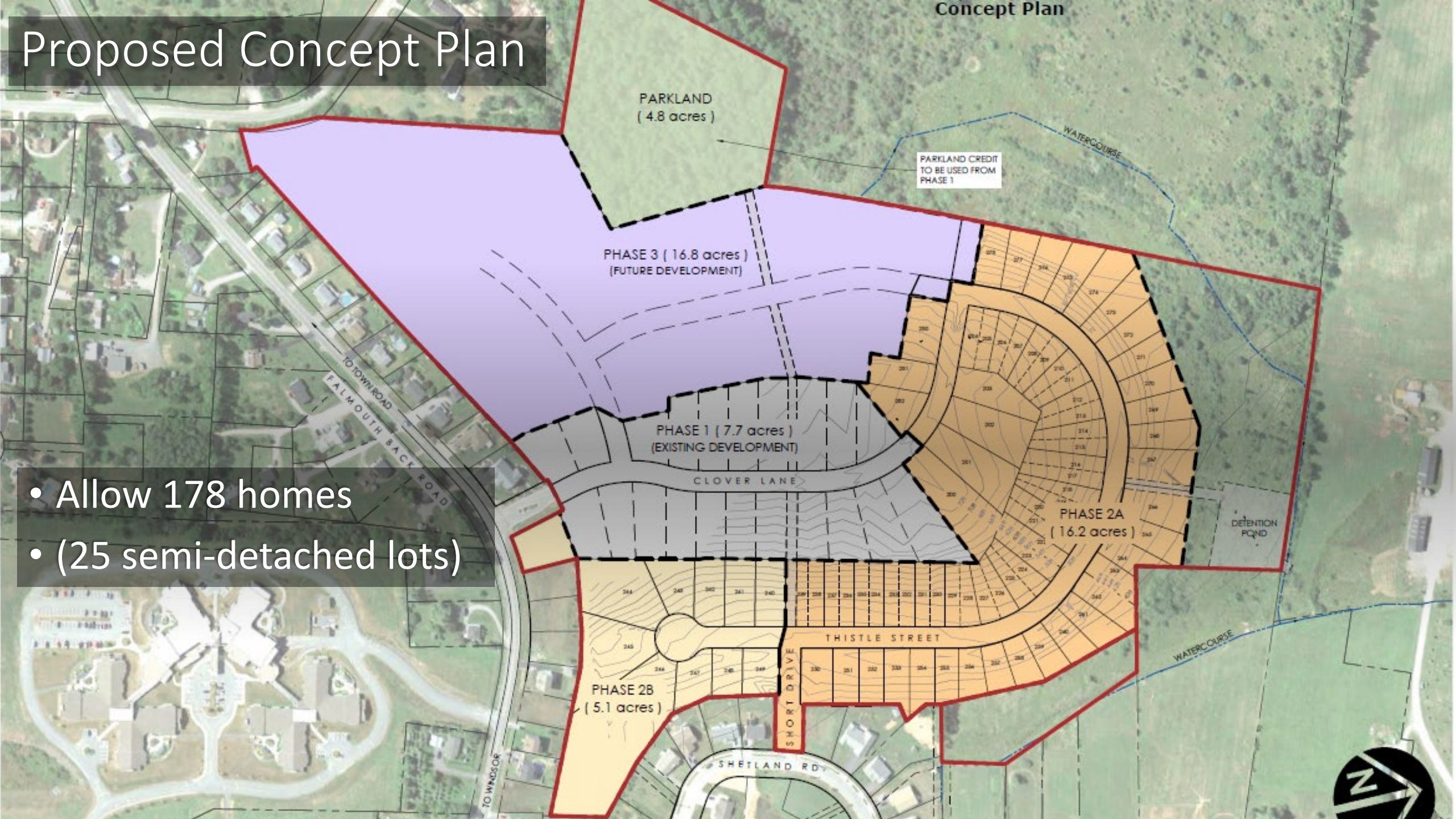
2011 Approved Subdivision



Portion of existing subdivision already built

Proposed Concept Plan

- Allow 178 homes
- (25 semi-detached lots)





What are we asking for?

- Approval of 34 additional homes (17 semi-detached lots)
- Lot sizes modeled after The Crossing development in West Hants
 - Smaller lot frontage (50' instead of 60')
 - Smaller side yard (6' instead of 10')

What kinds of homes will they be?

Semi-Detached (2 family homes)



Single Family Homes



Why reduced lot sizes and side yards?

- Simple - More efficient use of municipal infrastructure.
- Roads and pipes are deeded over to the municipality as they get built.
- More units allows for the cost of maintaining the infrastructure to be distributed over a larger property tax base.





What is required of after approval?

- Traffic Study required after 100 development permits are issued
 - Will be reviewed by NS Department of Transportation and Infrastructure Renewal
- Meet all other requirements of the Land Use Bylaw (except minimum lot frontage and minimum side yard)

An aerial photograph of a large estate. In the foreground, there are several large, well-maintained houses with dark roofs and light-colored siding. The houses are surrounded by lush green lawns and numerous trees, some of which are showing autumn colors. The estate is situated on a hillside overlooking a vast, blue lake. In the background, there are rolling green hills and a distant shoreline with more trees and a few buildings. The sky is clear and blue.

Thank you!

Questions?