

697 Greenhill Road, Greenhill Rezoning

Planning and Heritage Advisory Committee

October 13th, 2022

something inspiring awaits



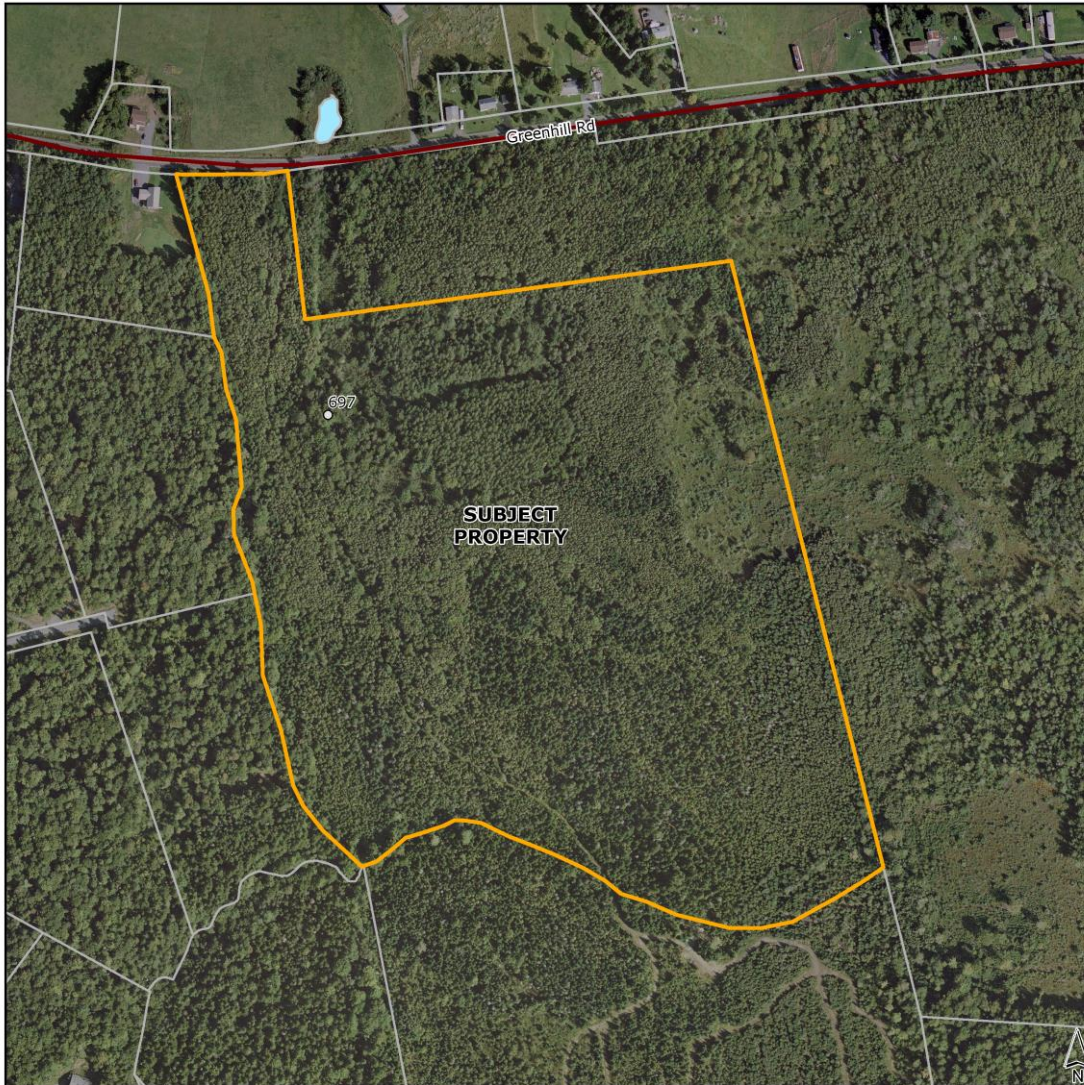
Application

- A completed application was received from Doug Faulkner on August 15th, 2022.
- The application was to permit rezoning to the Rural Residential (R-4) zone to permit residential subdivision and construction of a private road.



West Hants

697 Greenhill Road, Greenhill
PID 45026010



Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for use for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Planning and Development Department August 2022

Orthophoto

0 75 150
Metres
Scale: 1:4,000

- Civic 697
- ▭ Subject Parcel
- ▭ Parcels
- Roads
- Water

Orthophoto

- The subject lot is primarily undeveloped land
- Adjacent properties have residential uses or are undeveloped lots

something inspiring awaits



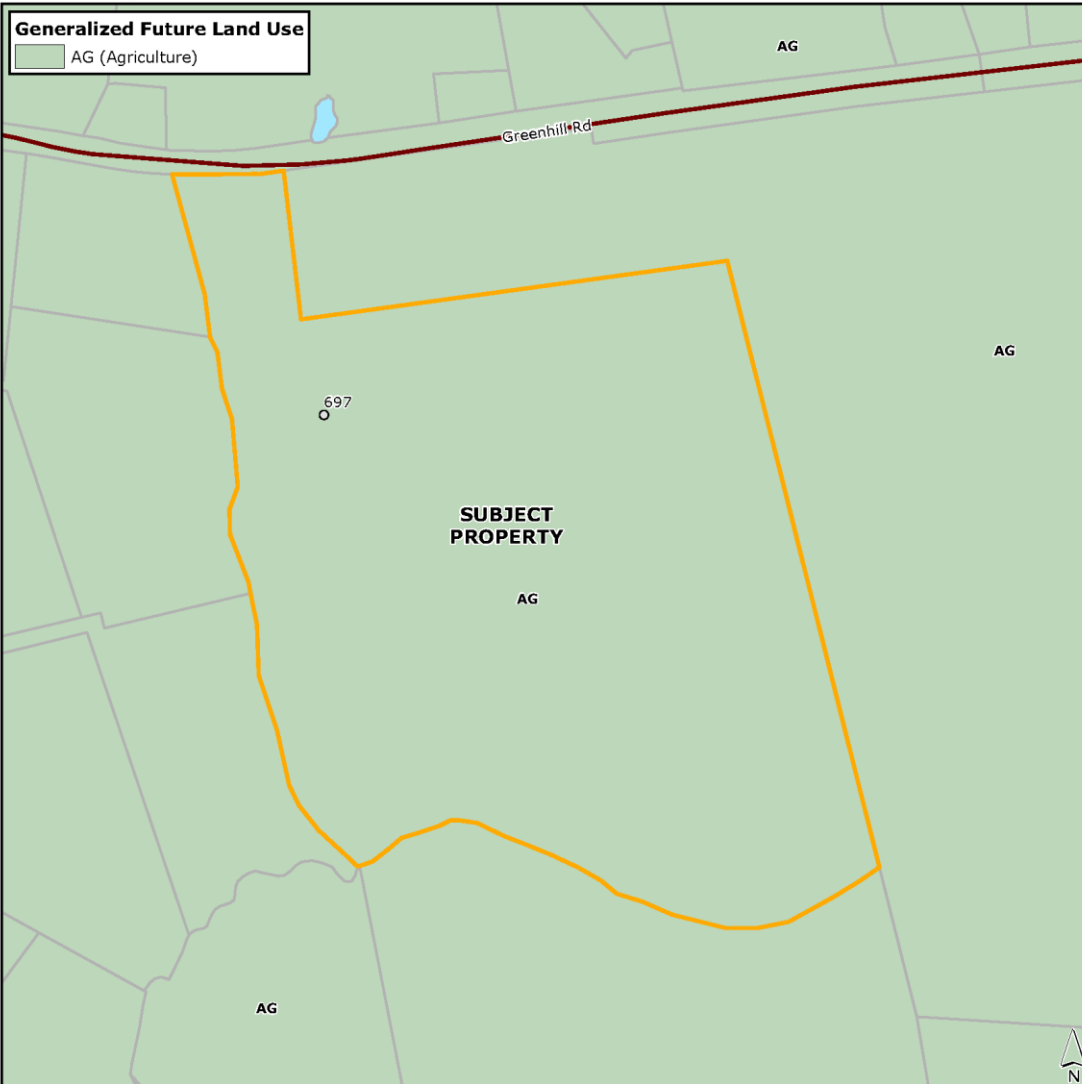


West Hants

697 Greenhill Road, Greenhill
PID 45026010

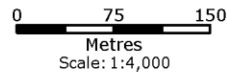
Generalized Future Land Use

AG (Agriculture)



Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for used for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Planning and Development Department August 2022

Generalized Future Land Use



- Civic 697
- ▭ Subject Parcel
- ▭ Parcels
- ▬ Roads
- ▭ Water

GFLUM - Current

Current Designation:

- Agriculture

something inspiring awaits

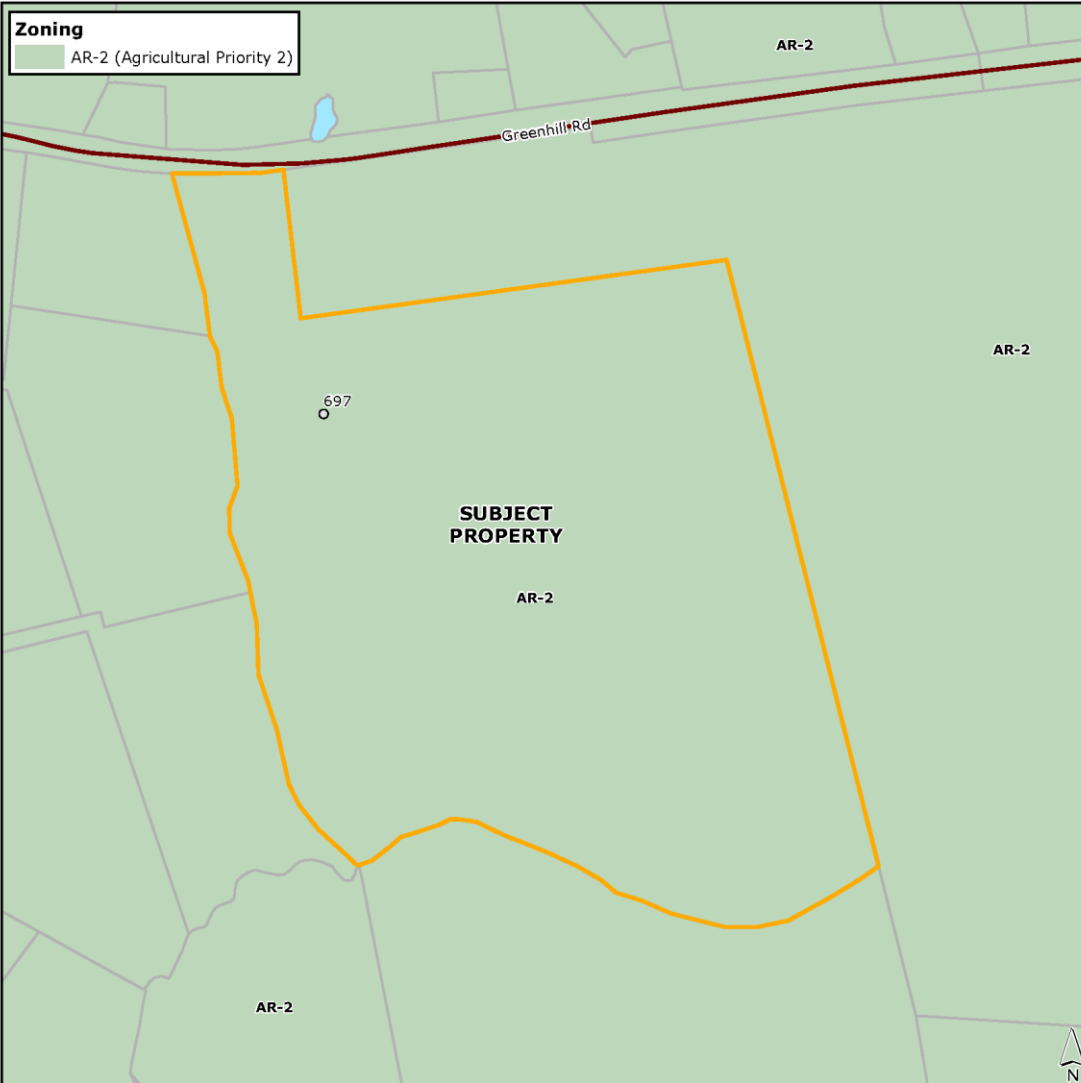




West Hants

697 Greenhill Road, Greenhill
PID 45026010

Zoning
AR-2 (Agricultural Priority 2)



Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for use for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Planning and Development Department August 2022

Zoning

0 75 150
Metres
Scale: 1:4,000

- Civic 697
- ▭ Subject Parcel
- ▭ Parcels
- ▬ Roads
- ▭ Water

Zoning - Current

Current Zone:

- Agricultural Priority Two (AR-2)

Permitted Uses:

- Agricultural Uses
- Agricultural Support Uses
- Churches, Community Centres, and Fire Halls
- Forestry and Forestry Related Activities
- Manufactured Homes
- One and Two-unit Dwellings

Only one subdivision per calendar year shall be permitted.

something inspiring awaits





West Hants

697 Greenhill Road, Greenhill
PID 45026010



Zoning - Proposed

Proposed Zone:

- Rural Residential (R-4)

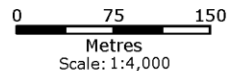
Permitted Uses:

- Manufactured Homes
- Seasonal Dwellings subject to the GR zone requirements
- Single and Two-unit Dwellings

Allows residential subdivision

Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for use for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Planning and Development Department August 2022

Proposed Zoning



- Civic 697
- ▭ Subject Parcel
- ▭ Parcels
- ▬ Roads
- ▭ Water

something inspiring awaits





View of Subject Lot access from Greenhill Road



View of Properties adjacent to Subject Lot Access



West Hants MPS – Enabling Policy

Policy 8.9.3 criteria have been considered met and are summarized as the following:

- the submitted agrologist report concludes that the subject lot is not well suited for future agricultural development;
- the proposed amendment will not compromise the operation or integrity of existing agricultural operations;
- the proposed amendment is compatible with the agricultural character of the area; and
- the subject lot can accommodate required separation distances and buffering.



West Hants MPS – Criteria Policy

Policy 8.6.1 criteria for the agricultural report have been considered met and are summarized as the following:

- the subject lot exhibits constraints with regard to land fertility, slope, and drainage;
- the author of the report is a professional agrologist (recognized by the Nova Scotia Institute of Agrologist) who performed a site visit;
- the report includes a site plan showing the study area; and
- the report identifies site features and reasons that the subject lot would not be productive agricultural land.



West Hants MPS – Criteria Policy

Policy 16.3.1 general criteria have been considered met and are summarized as the following:

- 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, District Manager of the Nova Scotia Department of Public Works, and Inspector Specialist of the Nova Scotia Department of Environment and Climate Change have no concerns which have not been addressed in this report.

An Engineering Aide with the Nova Scotia Department of Public Works confirmed that a maximum of three (3) residential lots with no opportunity for a private road would be permitted on the subject lot.



Public Information Meeting Notes

- A virtual Public Information Meeting was held on September 8 and was broadcast live on the Municipal Facebook page.
- The deadline for comments was September 23.
- Staff have received two (2) phone calls and one (1) letter.

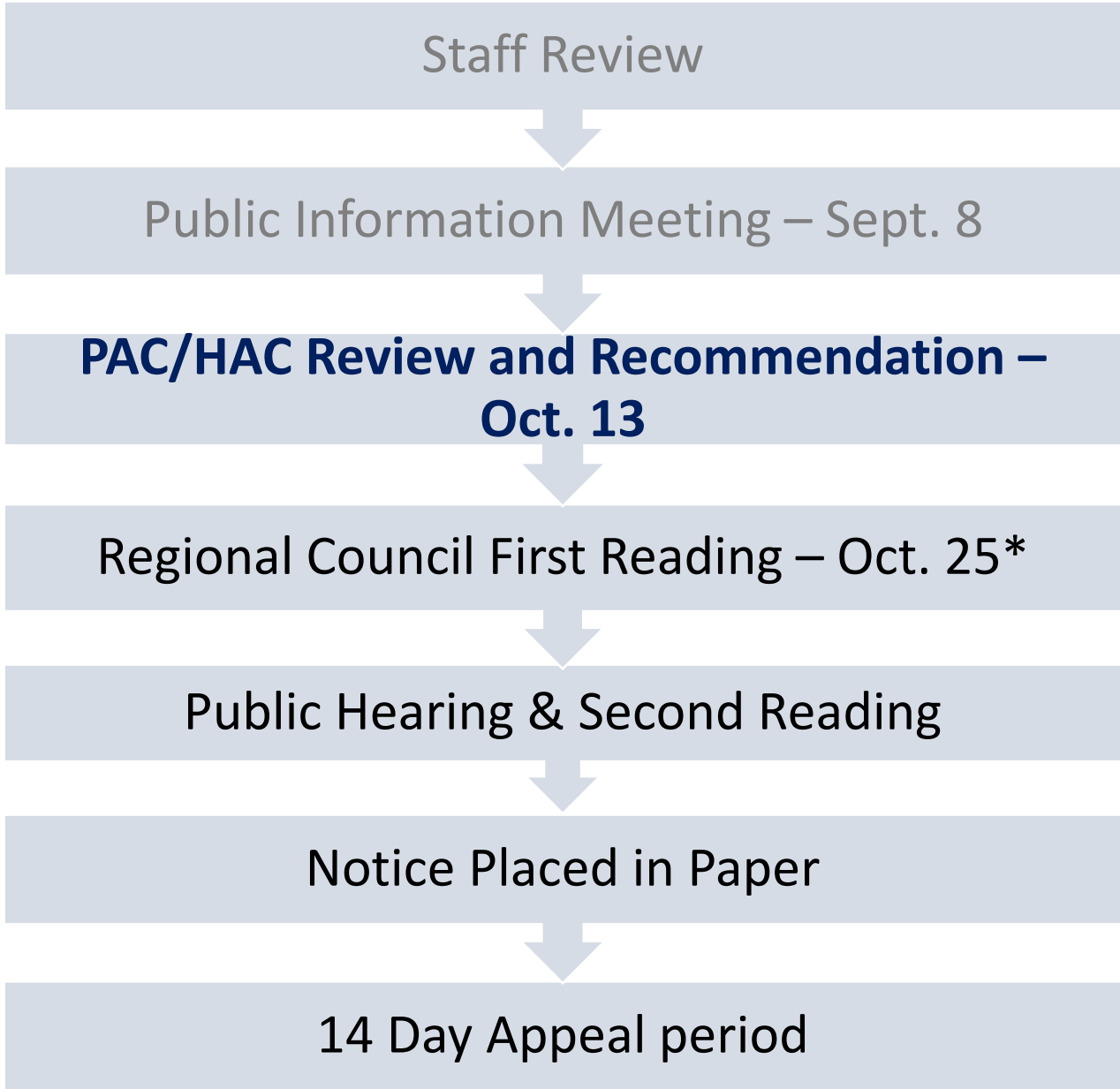


Public Information Meeting Comments

All comments received were regarding concerns about the drilling of additional wells on the subject lot and potential affects on the existing water table.

In response to this, staff are recommending the suggested action from the Nova Scotia Department of Environment and Climate Change to request a hydrogeological report to confirm that the proposed amendment will not negatively affect the water table of the area.





Process

*Anticipated Date



Recommendation

- ... that PAC recommends that Council give First Reading and hold a Public Hearing to consider amending Schedule A of the West Hants Land Use By-law by rezoning 697 Greenhill Road, Greenhill (PID 45026010) from the Agricultural Priority Two (AR-2) zone to the Rural Residential (R-4) zone, provided a hydrogeological study can be provided to determine that the development will have no negative affect on the existing water table.





West Hants
something inspiring awaits

westhants.ca