

697 Greenhill Road, Greenhill Rezoning

Public Hearing
November 22nd, 2022

something inspiring awaits



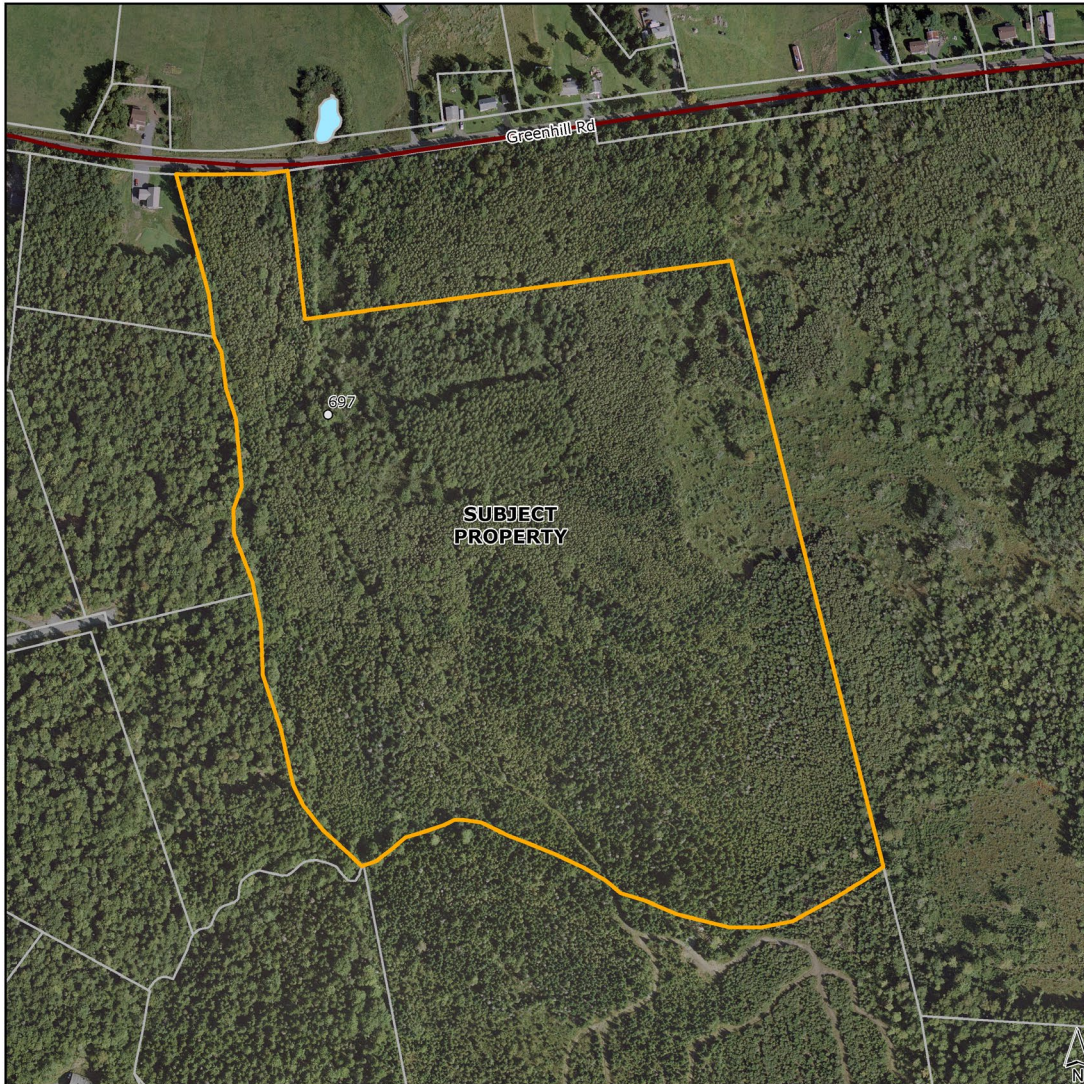
Application

- 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



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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

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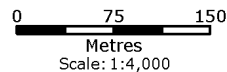
Generalized Future Land Use

AG (Agriculture)



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Generalized Future Land Use



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

GFLUM - Current

Current Designation:

- Agriculture

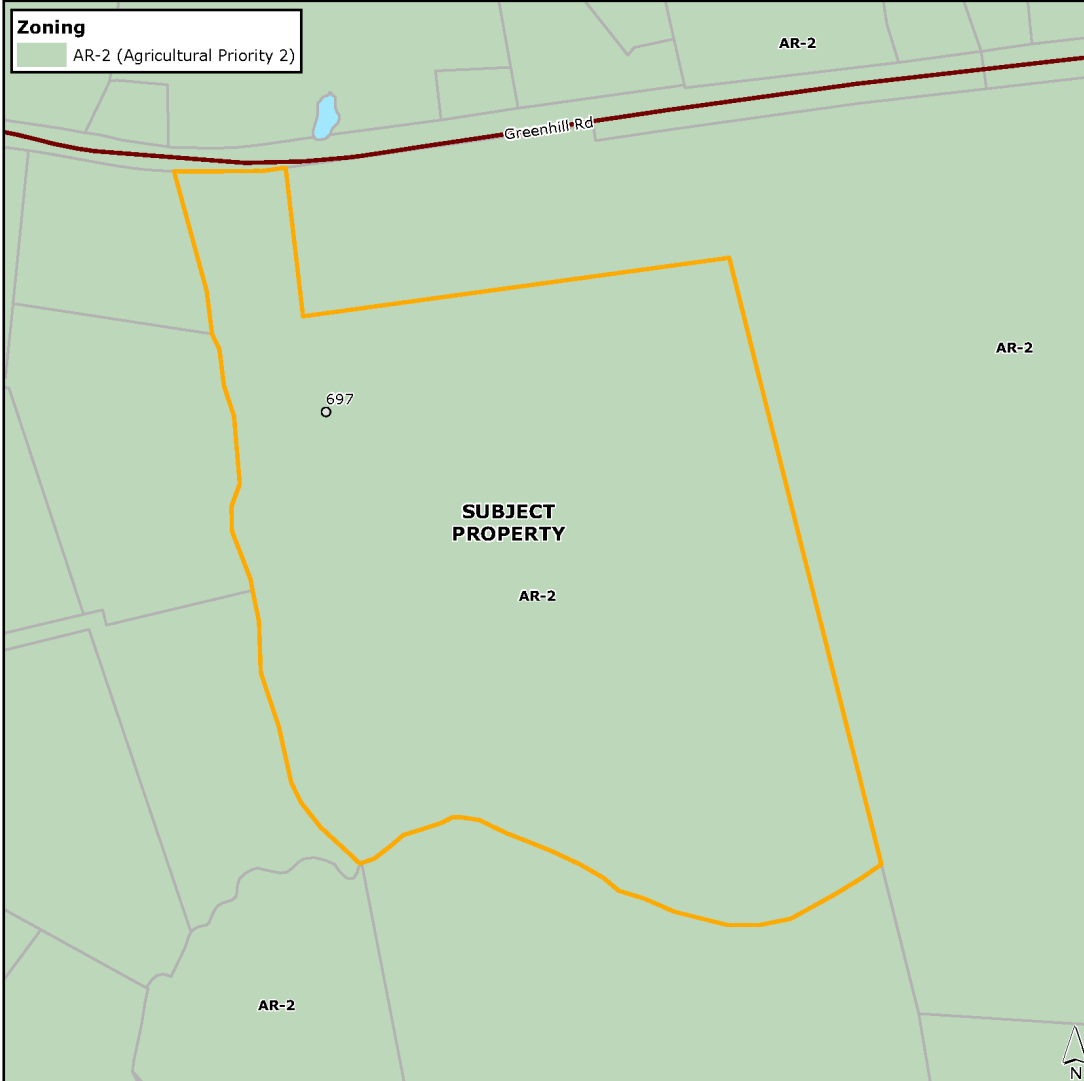
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Zoning - Current

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.

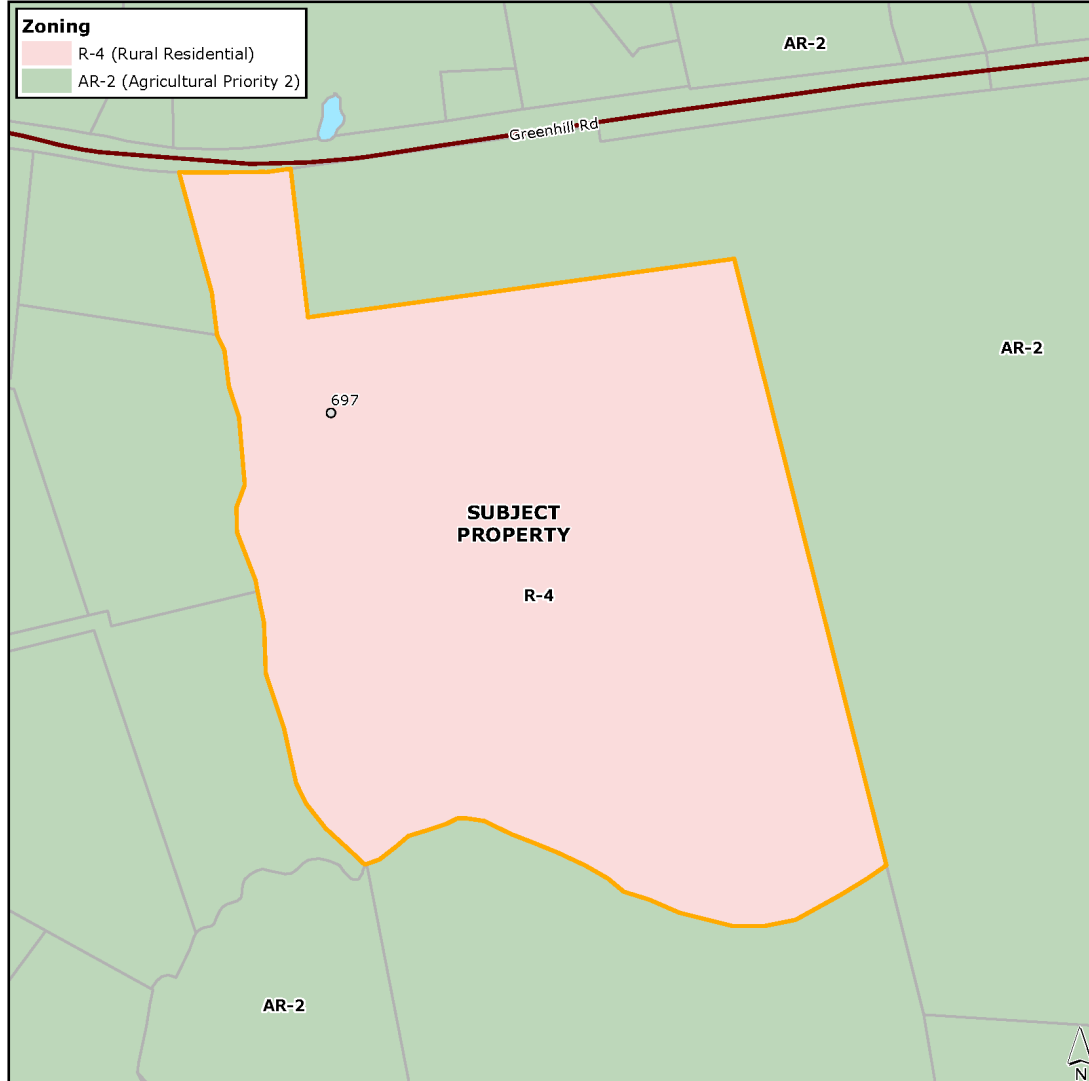
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Zoning - Proposed

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

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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 recommended requesting a hydrogeological report to confirm that the proposed amendment would not be negatively affected the water table of the area.



Planning and Heritage Advisory Committee Comments (PAC/HAC)

During the October 13th meeting, PAC/HAC discussed whether a hydrological report would be excessive for the scale of the development and would be inconsistent with the owner's existing ability to subdivide one (1) lot each year from the site without providing a hydrological assessment.

PAC/HAC recommended in favour of the application with no hydrological report required.



Public Hearing Comment Period

- The Public Hearing was advertised:
 - in the paper November 1st and 8th;
 - letters were sent to property owners within 500 ft of the subject lot; and
 - a sign was placed on site.
- The deadline for comments was November 18th.
- Staff have received no additional comments from the public.

Staff Review

Public Information Meeting – Sept. 8

PAC/HAC Review and Recommendation –
Oct. 13

Regional Council First Reading – Oct. 25

Public Hearing & Second Reading – Nov. 22

Notice Placed in Paper

14 Day Appeal period

Process

All statutory requirements have
now been met





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Recommendation

- ... that Council gives Second Reading and approves 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.

