



Public Information Meeting Agenda

1. Intro by Chair
2. Overview of Proposal and Process (Sara Poirier)
3. Applicants Presentation (Darren Shupe and Mitch Brison)
4. Comments or Questions from Public
5. Conclusion of Public Information Meeting



Wentworth Road and Cole Drive, Windsor

Portions of PID 45190386 and 45366457

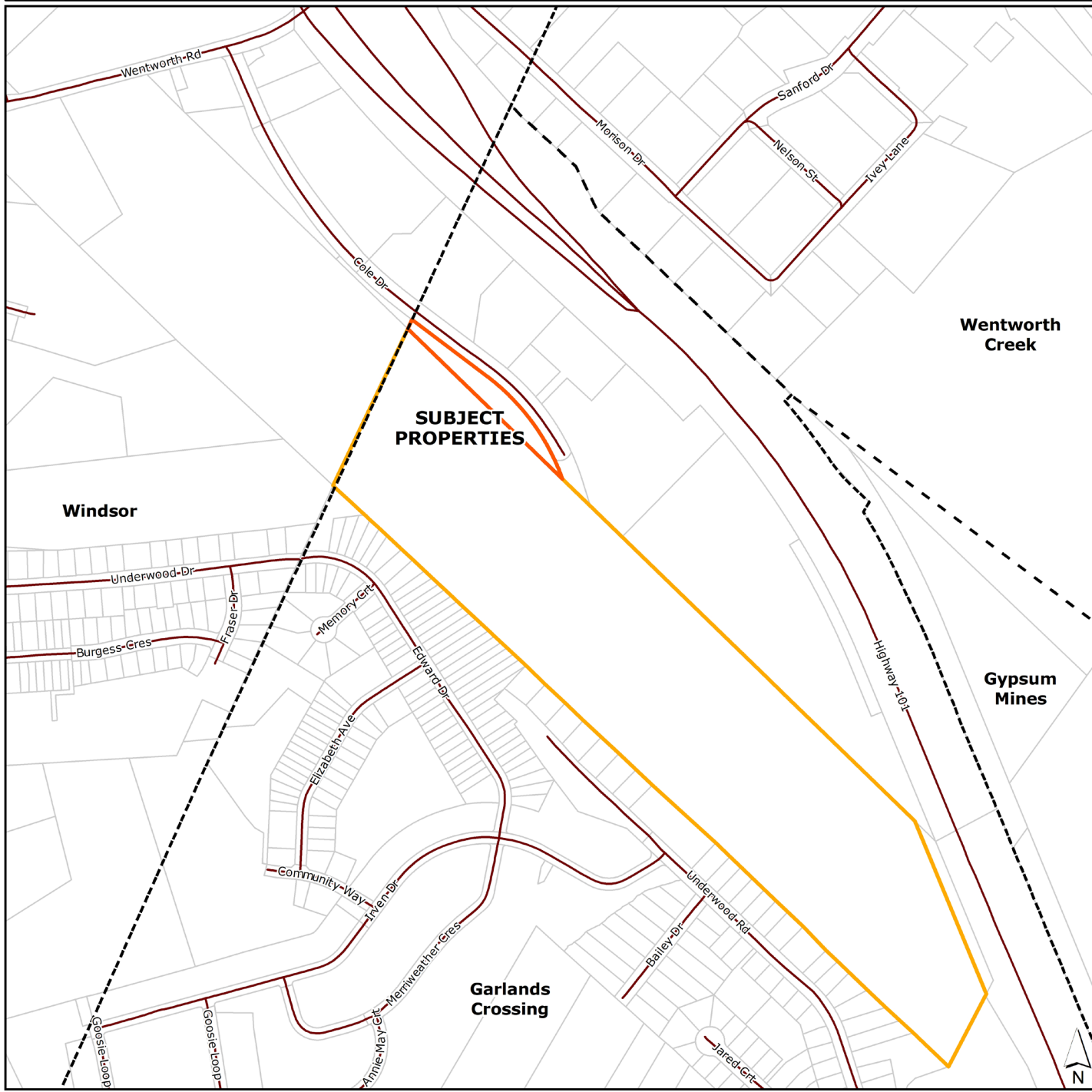
Land Use By-law Amendments

Public Information Meeting

September 8, 2022

something inspiring awaits



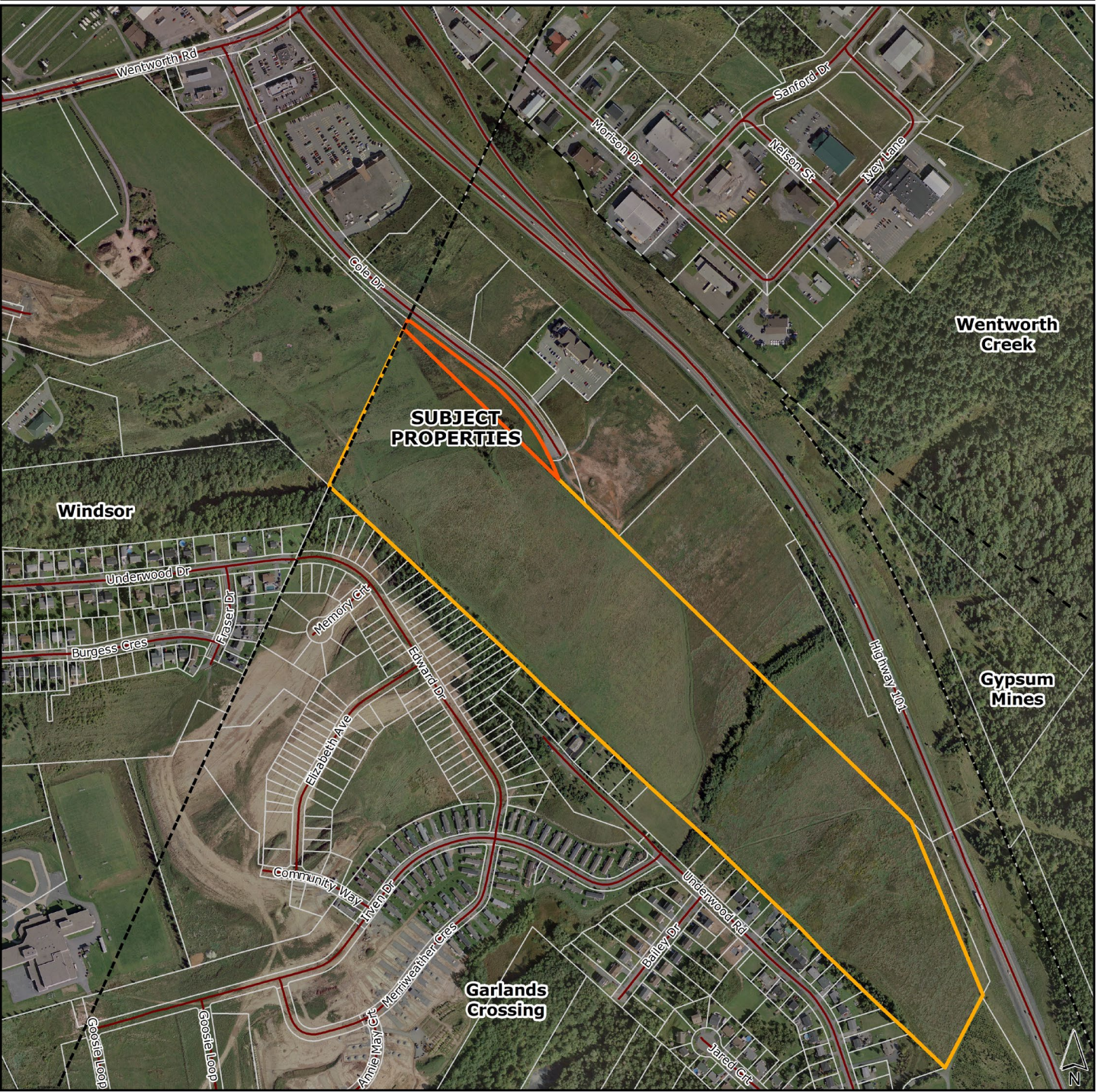


Site

Parcel 1 - Portion of PID
45190386 = approximately
56 acres

Parcel 2 - Portion of
45366457 = approximately
1.5 acres

Orthophoto



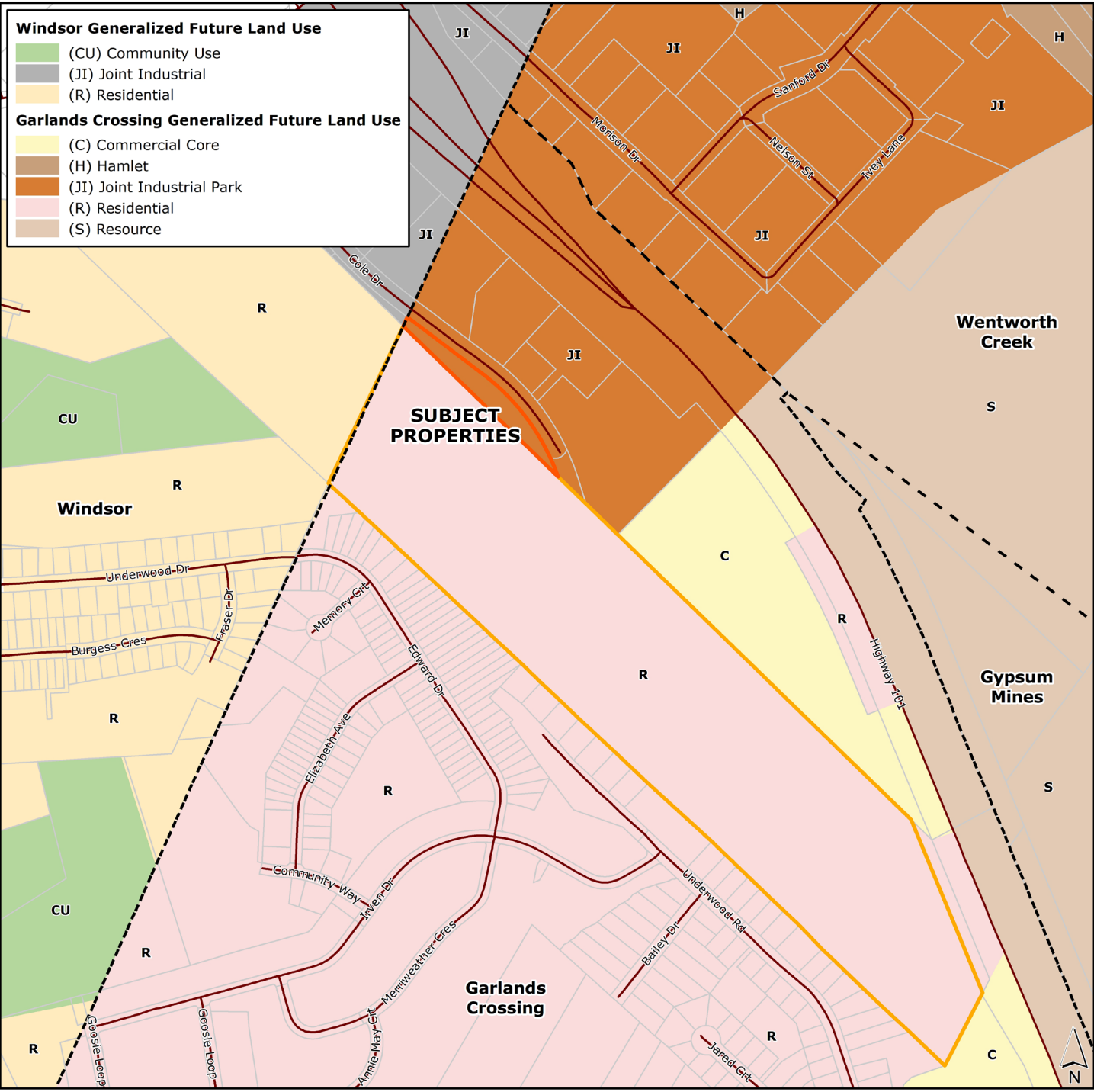
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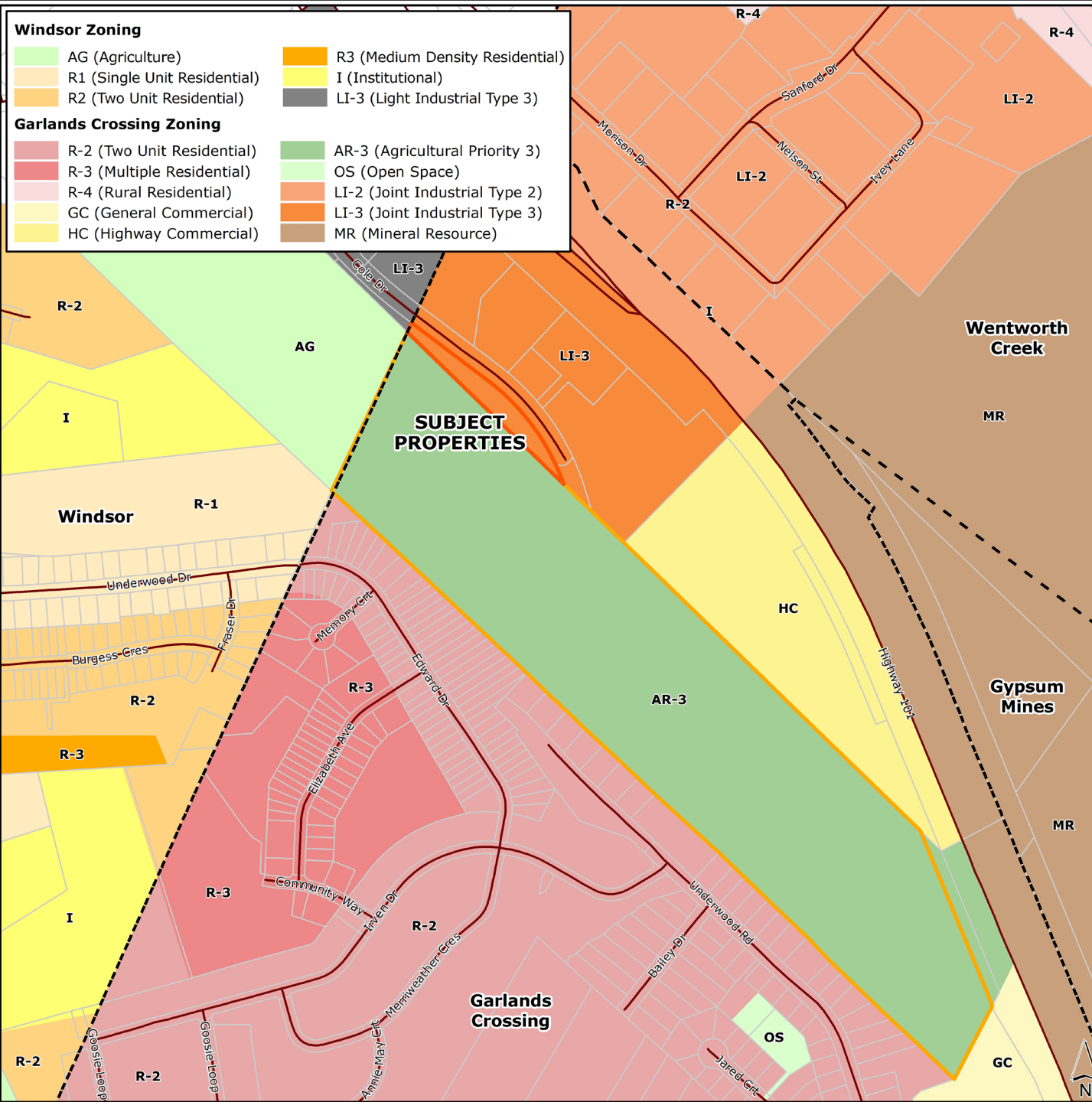
Application

- A completed application was received on August 10, 2022 from Chrystal Fuller of Brighter Community Planning & Consulting on behalf of Mitch Brison of Brison Developments with authorization from Nick Valcour on behalf of the property owner J. D. Irving Limited
- Request:
 - map amendments (rezoning) to consider residential development on the subject lots, and
 - text amendments to consider reduced minimum lot specification requirements in the Single Unit Residential (R-1) and Two Unit Residential (R-2) zones in West Hants for the subject lots

Designation



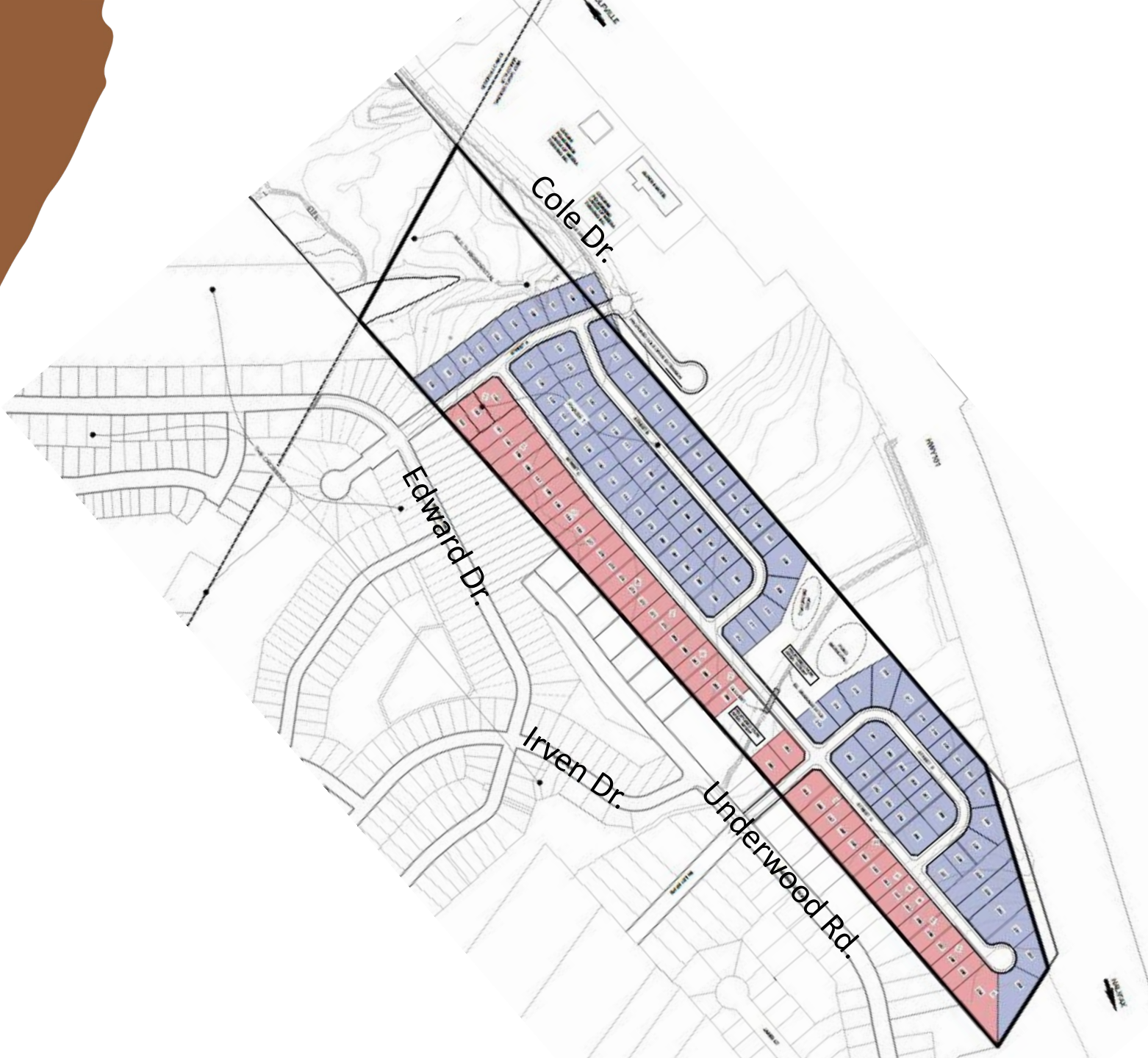
Current Zoning



Proposal

 Single Unit Residential

 Two Unit Residential



West Hants Municipal Planning Strategy

Parcel 1 - PID 45190386

- Section 5.9 of the WHMPS contains the policies for agriculturally zoned lots within the Growth Centres
 - **Policy 5.9.2** It shall be the policy of Council that the provisions of Policy 8.10.3 shall apply to any application for non-agricultural development on land zoned agriculture within the Growth Centres
 - **Policy 8.10.3** Land zoned AR-3 in the Growth Centre, Village and Hamlet designations may be considered for non-agricultural development subject to the relevant Growth Centre, Village or Hamlet policies, provided that no development agreement or rezoning shall be approved where the development will adversely affect adjacent existing agricultural operations



West Hants Municipal Planning Strategy

Parcel 1 - PID 45190386 Cont.

- Section 5.3 of the WHMPS contains the overall intention for properties designated Residential within the Growth Centres
 - **Policy 5.3.7** It shall be the policy of Council to consider rezoning land within the Three Mile Plains Growth Centre to R-3

West Hants Municipal Planning Strategy

Parcel 2 - PID 45366457

- **Policy 16.1.3** enables Council to consider a Land Use By-law amendment to zone any area immediately adjacent to a given land use designation on the Generalized Future Land Use Map (Map 1) to a zone permitted in the adjacent designation without requiring a Strategy amendment, provided that all policies of the Strategy are satisfied
- **Policy 16.3.1** states the general criteria to be considered



Multiple Residential (R-3) Zone

10.0 MULTIPLE RESIDENTIAL (R-3)

Permitted Uses

10.1 The following uses shall be permitted in the Multiple Residential (R-3) zone:

- Dwellings with more than two units;
- Boarding or rooming houses;
- Residential care facilities providing care for five or fewer persons;
- Uses permitted in the R-1 zone subject to the R-1 zone requirements;
- Uses permitted in the R-2 zone subject to the R-2 zone requirements;



Additional Amendments

- The applicant is proposing to develop single- and two-unit dwellings on the majority of subject lots which would be permitted as-of-right as per the requested zoning to Multiple Residential (R-3)
- The applicant is also proposing that this residential development be connected to the Crossing via a new public street
- Therefore, the applicant is requesting Council to consider amending the West Hants Land Use By-law to permit the same minimum lot specifications for single- and two-unit dwellings as is permitted in the mixed residential area of the Crossing development agreement (2019)



Single Unit Residential (R-1) Zone

Current West Hants Land Use By-law			Proposed Exception for PID 45190386 and 45366457
	with municipal services	with on-site services	
Minimum lot area	6,000 ft ² (557.40 m ²) 7,000 ft ² (650.30 m ²) for corner lots	29,000 ft ² (2,694.10 m ²)	4,000 ft ² (371.60 m ²) 5,000 ft ² (464.5 m ²) for corner lots
Minimum lot frontage	60 ft (18.29 m)	100 ft (30.48 m)	40 ft (12.19 m)
Minimum front yard	25 ft (7.62 m)		15 ft (4.57 m)
Minimum flankage yard	-		15 ft (4.57 m)
Minimum rear yard	25 ft (7.62 m)		25 ft (7.62 m)
Minimum side yard	one side	6 ft (1.83 m)	4 ft (1.22 m)
	other side	10 ft (3.05 m)	4 ft (1.22 m)
Maximum height of main building	35 ft (10.67 m)		35 ft (10.67 m)
Maximum height of accessory building	-		15 ft (4.57 m)

Two Unit Residential (R-2) Zone

Current West Hants Land Use By-law			Proposed Exception for PID 45190386 and 45366457
Two-unit dwellings			
with municipal services	with on-site services		
Minimum lot area	3,500 ft ² (325.15 m ²)/unit	29,000 ft ² (2,694.10 m ²) / unit	2,000 ft ² (185.80 m ²) / unit 3,000 ft ² (278.7 m ²) / unit for corner lots
Minimum lot frontage	30 ft (9.14 m)/unit	100 ft (30.48 m)/unit	20 ft (6.1 m) / unit
Minimum front yard	15 ft (4.57 m)		15 ft (4.57 m)
Minimum flankage yard	-		15 ft (4.57 m)
Minimum rear yard	25 ft (7.62 m)		25 ft (7.62 m)
Minimum side yard	one side	6 ft (1.83 m)	4 ft (1.22 m)
	other side	6 ft (1.83 m)	4 ft (1.22 m)
Maximum height of main building	35 ft (10.67 m)		35 ft (10.67 m)
Maximum height of accessory building	-		15 ft (4.57 m)

Additional Amendments Cont.

- If approved this amendment would only apply to the specific PIDs listed, not every property zoned Single Unit Residential (R-1) or Two Unit Residential (R-2) in West Hants
- These are minimum lot specification requirements
- The National Building Code takes precedence over the Land Use By-law, therefore if this amendment is approved and added to the West Hants Land Use By-law the developer will still have to follow the National Building Code requirements for those reduced lot specifications



Additional Amendments

- There is no specific policy to amend the minimum lot specification requirements in the Single Unit Residential (R-1) and Two Unit Residential (R-2) zones in West Hants; however, Council may consider amending its documents as it deems necessary
- **Policy 16.3.1** states general criteria for any West Hants Land Use By-law amendment



Public Information Meeting – September 8

Staff Review

PAC/HAC Review and Recommendation – October 13*

Council First Reading – October 25*

Public Hearing & Second Reading – November 22*

Notice of Approval in Paper

14 Day Appeal period

Process

Notice was placed in the Valley Journal

Properties within 300' were notified of the Public Information Meeting

*anticipated dates; final dates set by Council



Comments Submission

- Comments and questions can be submitted by the public until noon on **September 23**
- All correspondence should be sent to:

Sara Poirier, Senior Planner

Phone	902-798-8391 ext. 117
Email	spoirier@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



Applicant Presentation



Public Comments and Questions



Public Comments and Questions

- 17 members of the public requested invites to the PIM
- 1 comment received to date via email from Adam Donaldson





West Hants
something inspiring awaits

westhants.ca