

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Thursday, May 11, 2023

35 William Street, Hantsport (PID 45044419)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation
5. Questions or Comments from the public can be sent until noon on May 25 to Planner Dunphy to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 118; or
 - adunphy@westhants.ca
6. Conclusion of Public Information Meeting



35 William Street, Hantsport Land Use By-law Amendment

Public Information Meeting

May 11, 2023

something inspiring awaits



Application

- A completed application was received from Cornerstone Developments Ltd. on March 20, 2023.
- The application was to amend the Hantsport Land Use By-law to permit a 40 unit residential apartment building on the subject lot.





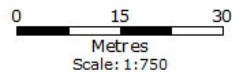
West Hants


35 William Street, Hantsport
PID 45044419



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 April 2023

Orthophoto



-  PID 45044419
-  Civic 35
-  Parcels
-  Roads

Orthophoto

- Located at the intersection of William Street and Oak Street
- Nearby uses include the Hantsport Fire Department, as well as residential dwellings of varying density

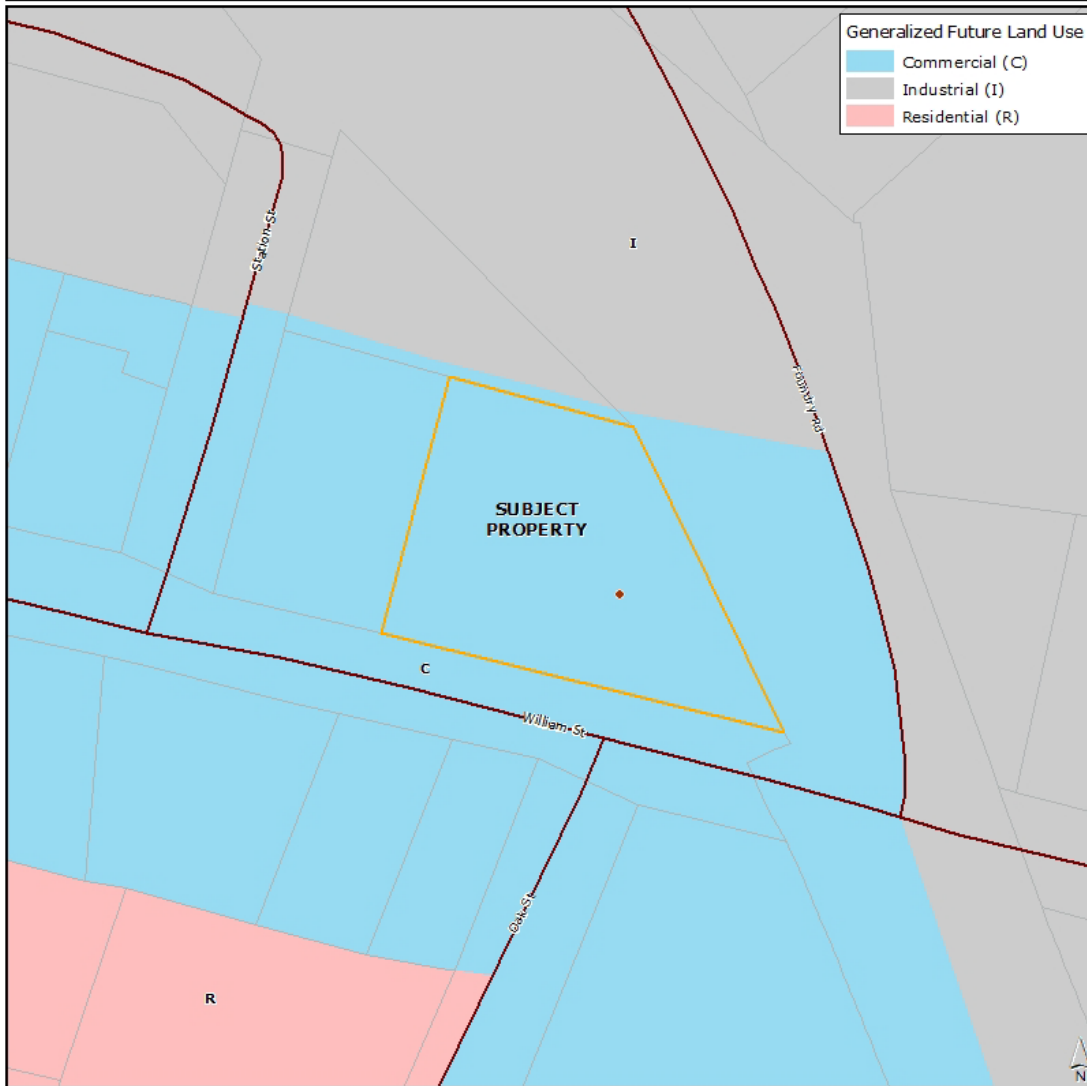
something inspiring awaits





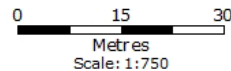
West Hants

35 William Street, Hantsport
PID 45044419



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 April 2023

Generalized Future
Land Use



- PID 45044419
- Civic 35
- Parcels
- Roads

GFLUM

- Commercial Designation

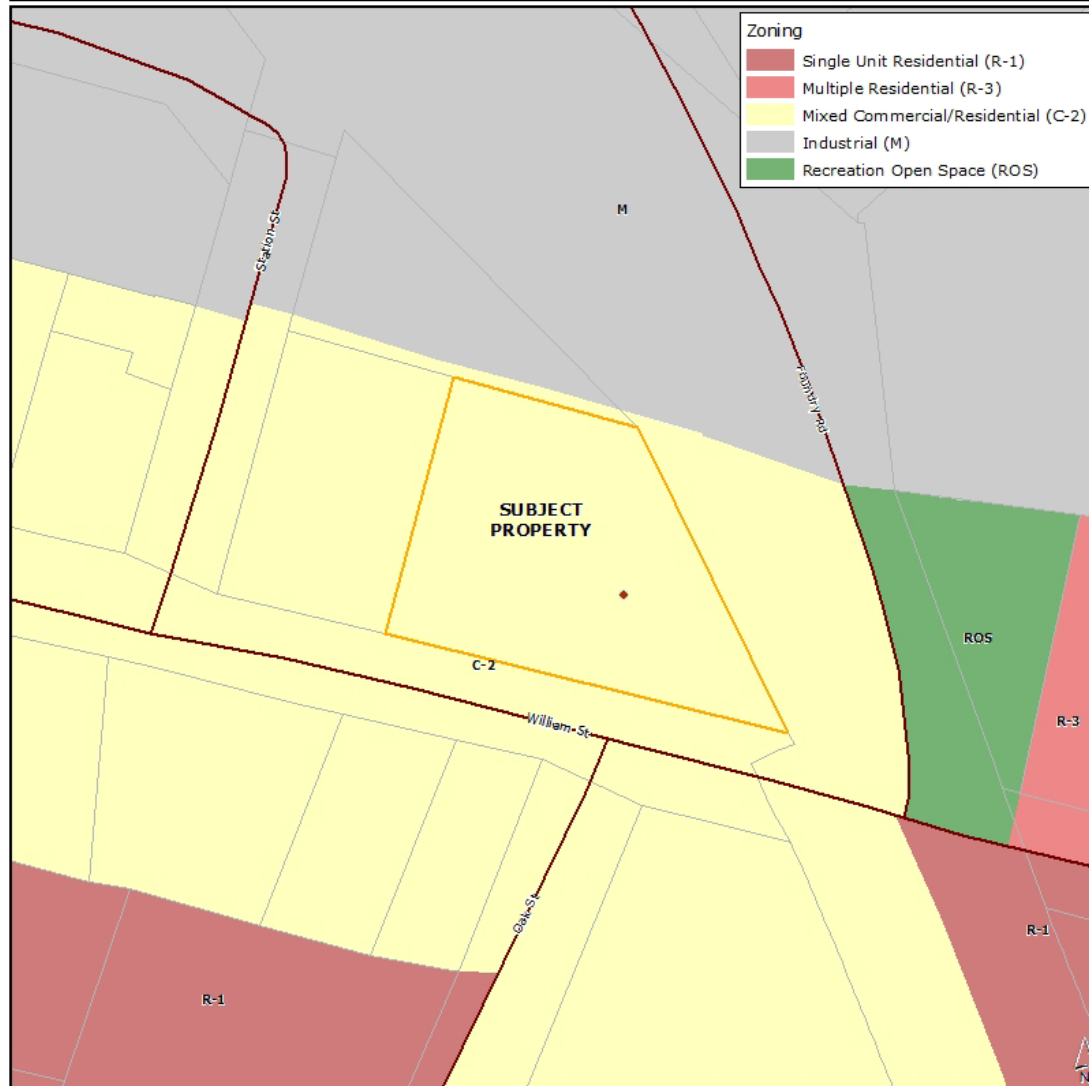
something inspiring awaits





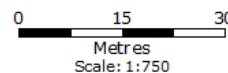
West Hants

35 William Street, Hantsport
PID 45044419



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 April 2023

Zoning



- Orange outline: PID 45044419
- Red dot: Civic 35
- White outline: Parcels
- Red line: Roads

Current Zoning

- Mixed Commercial/Residential (C-2) zone

Permitted uses include:

- all commercial uses
- artisan workshops
- offices
- medical clinics
- museums
- residential uses existing as of May 1, 2018
- single detached dwellings

(1 of 2)

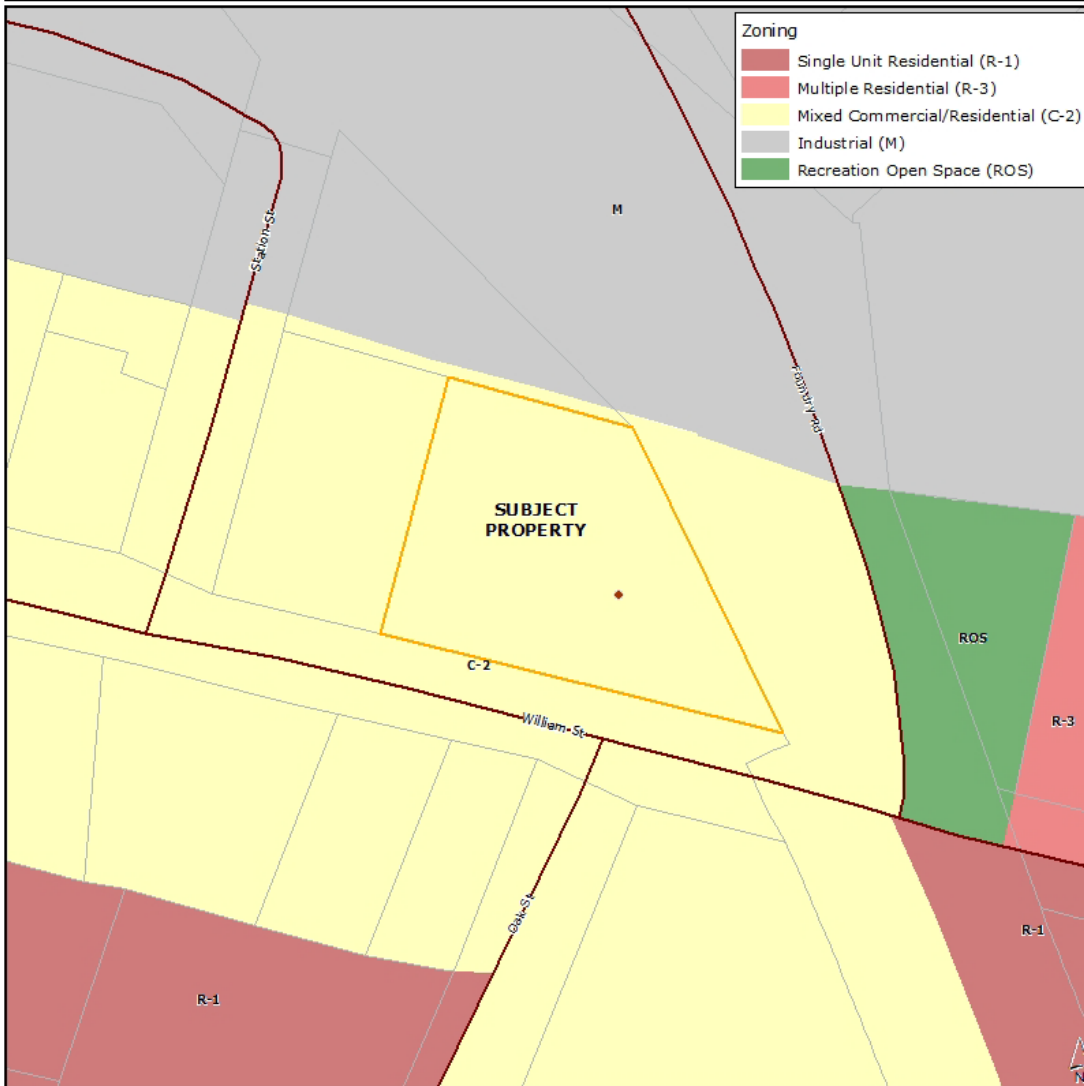
something inspiring awaits





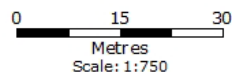
West Hants

35 William Street, Hantsport
PID 45044419



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 April 2023

Zoning



- Orange outline: PID 45044419
- Red dot: Civic 35
- White outline: Parcels
- Red line: Roads

Current Zoning

- Mixed Commercial/Residential (C-2) zone

Permitted uses include:

- two-unit dwellings
- **multiple unit dwellings**
- residential day care centres
- guest houses
- bed and breakfast homes
- boarding rooms
- institutional uses existing as of May 1, 2018

(2 of 2)

something inspiring awaits



Proposal Information

Two amendments to the Hantsport Land Use By-law would be required for the proposal:

1. An increase in the maximum number of units per building for Apartments and Grouped Homes, from 20 to 40; and
2. An increase in the maximum height from 35 ft. to 50 ft.

These amendments would affect all properties zoned Mixed Commercial/Residential (C-2) in Hantsport.





View of Subject Lot from William Street





View of Surrounding Uses South and West of the Subject Lot



View of Surrounding Uses East of the Subject Lot

Hantsport MPS – General Criteria Policy

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



Public Information Meeting – May 11

Staff Review

PAC/HAC Review and Recommendation –
June 8*

Regional Council First Reading

Public Hearing & Second Reading

Notice Placed in Paper

14 Day Appeal period

Process

Notice was placed in the Valley Journal

Properties within 500 ft were notified of the Public Information Meeting

*anticipated date



Comments Submission

- Comments and questions can be submitted by the public until noon on **May 25**
- All correspondence should be sent to:

Alex Dunphy, Planner

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





West Hants
something inspiring awaits

westhants.ca