

35 William Street, Hantsport Land Use By-law Amendment

Planning and Heritage Advisory Committee (PAC/HAC)

June 7, 2023

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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.





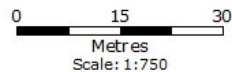
West Hants





35 William Street, Hantsport
PID 45044419



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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

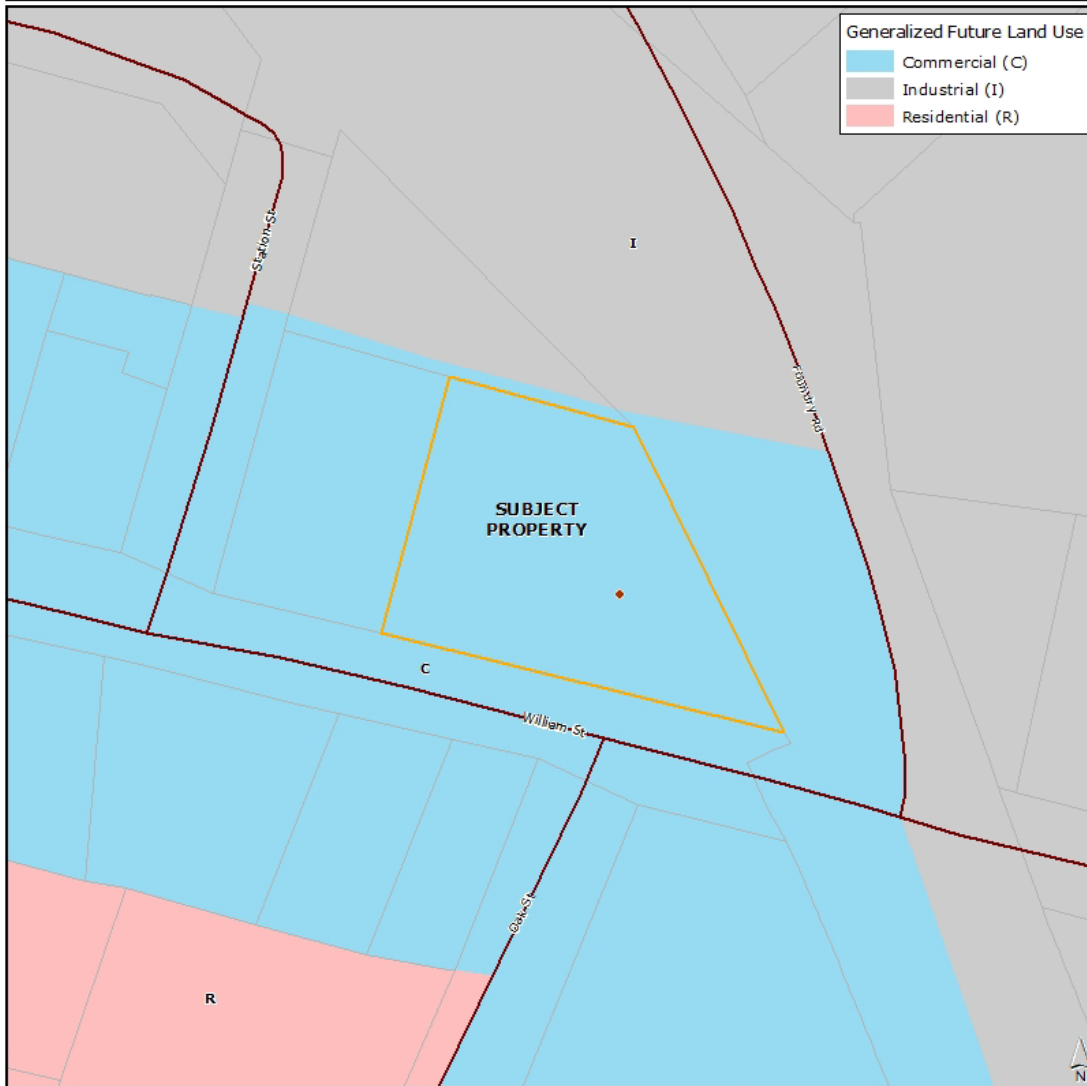
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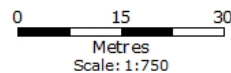
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Generalized Future
Land Use



- PID 45044419
- Civic 35
- Parcels
- Roads

GFLUM

- Commercial Designation

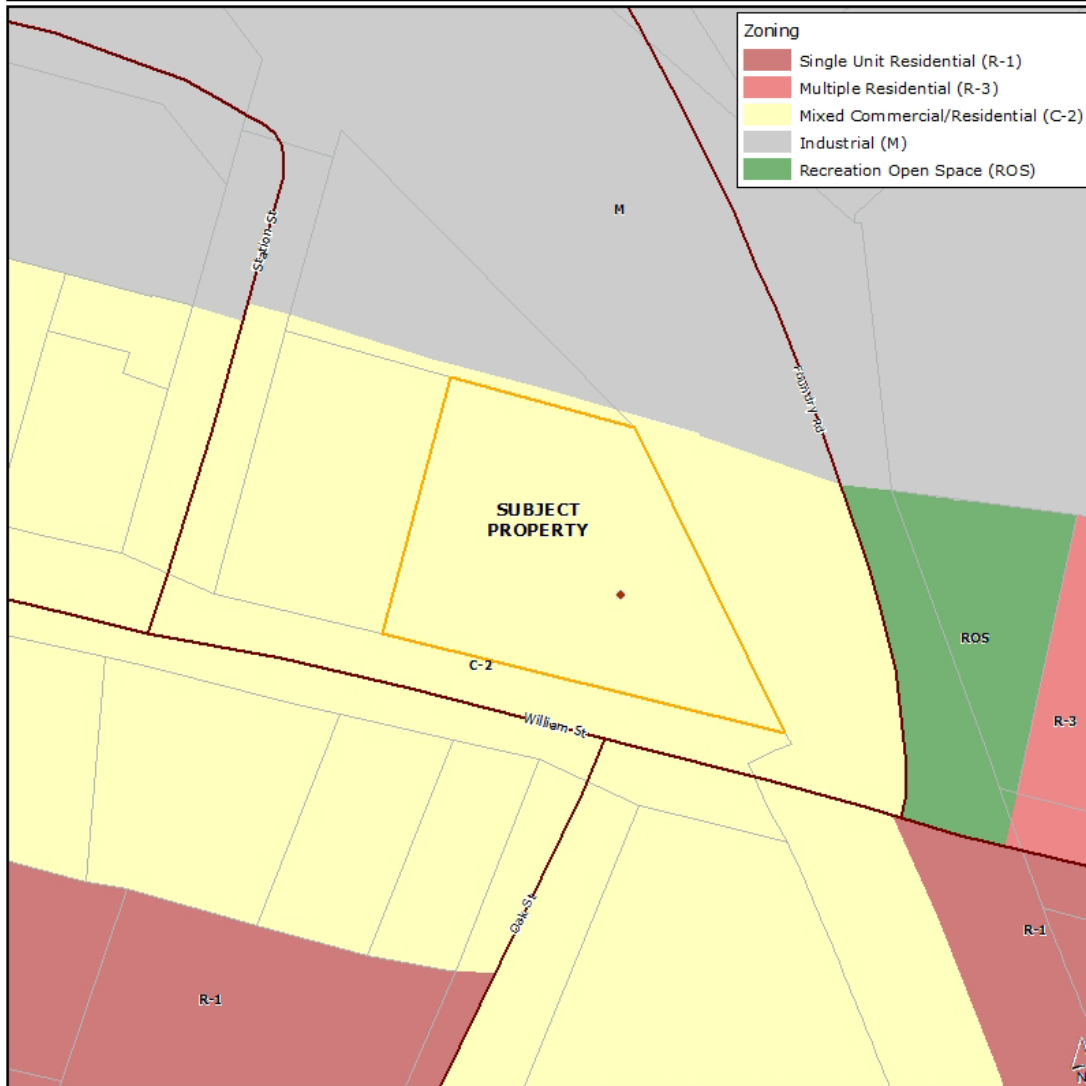
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35 William Street, Hantsport
PID 45044419



Current Zoning

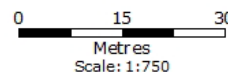
- Mixed Commercial/Residential (C-2) zone

Permitted uses include:

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

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Zoning



- PID 45044419
- Civic 35
- Parcels
- Roads

(1 of 2)

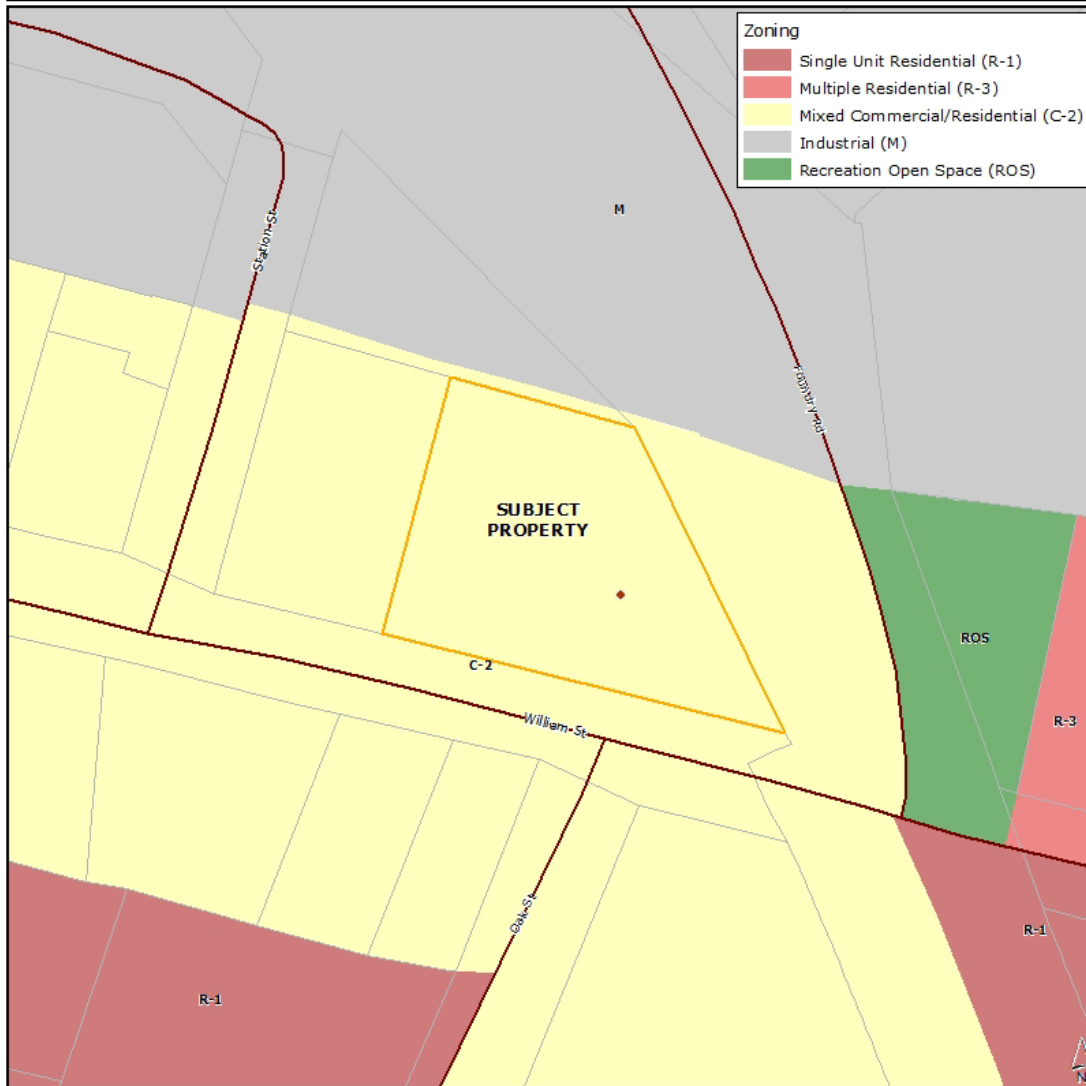
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35 William Street, Hantsport
PID 45044419



Current Zoning

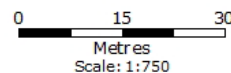
- Mixed Commercial/Residential (C-2) zone

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

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Zoning



- ▭ PID 45044419
- Civic 35
- ▭ Parcels
- Roads

(2 of 2)

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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.

- 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, Area Manager of the Nova Scotia Department of Public Works, and Municipal Project Engineer have no concerns which have not been addressed in this report.



Draft Land Use By-law Changes

The Hantsport Land Use By-law currently allows:

- a maximum height for all main buildings of 35 ft. (except within the Industrial (M) zone);
- a maximum of 20 units per apartment building in the Mixed Commercial/Residential (C-2) zone; and
- a parking requirement for apartment buildings is a ratio of 1.5 parking spaces per dwelling unit.

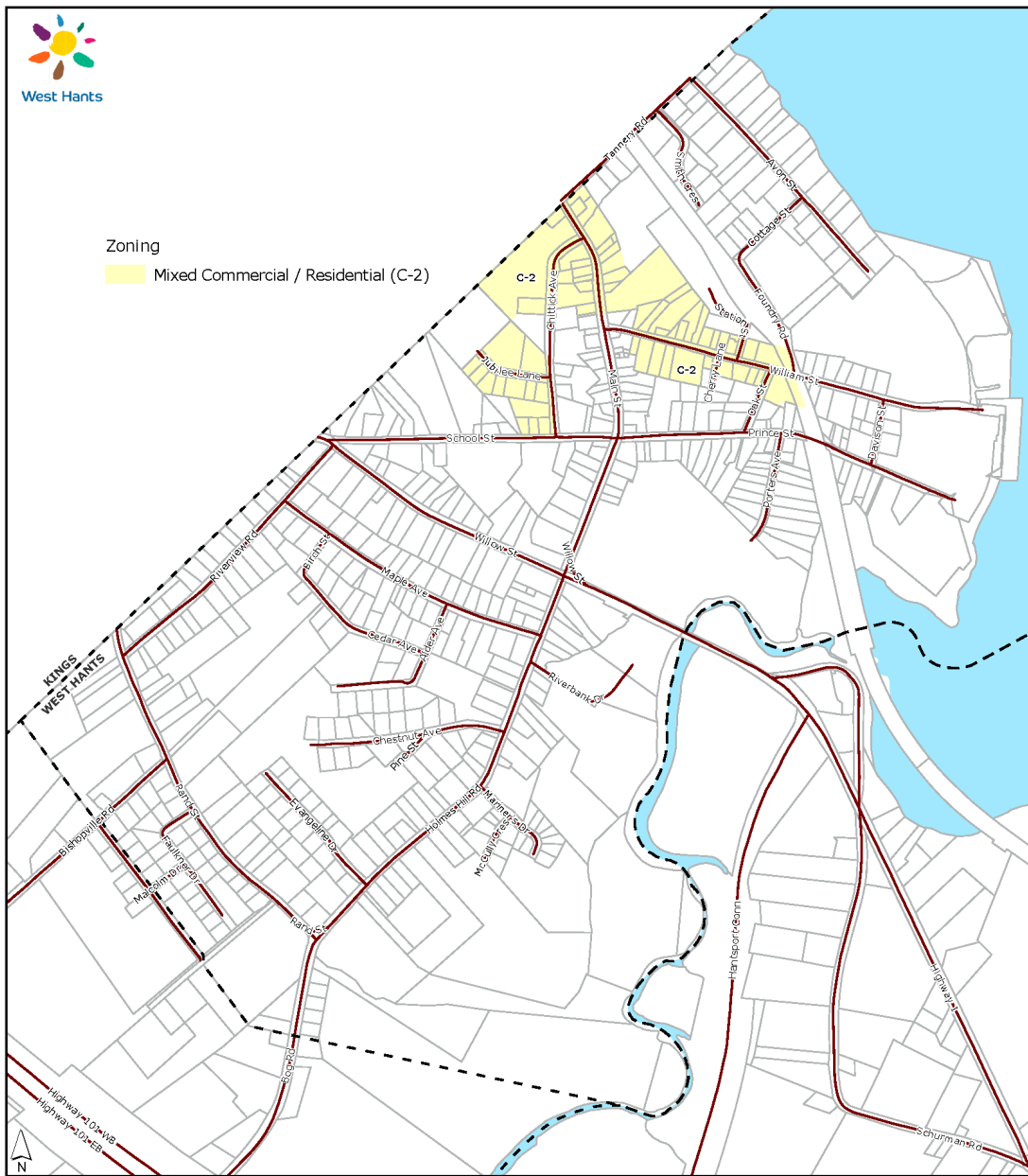
The proposed changes to the Hantsport Land Use By-law include:

- an increase in maximum height for main buildings in the Mixed Commercial/Residential (C-2) zone to 55 ft;
- an increase in the maximum dwelling units per apartment building in the Mixed Commercial/Residential (C-2) zone to a total of 40; and
- inclusion of a parking requirement for the Mixed Commercial/Residential (C-2) zone of one parking space per dwelling unit.





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Mixed Commercial/ Residential (C-2) zone

- The Mixed Commercial/Residential (C-2) zone is localized to the western portion of William Steet, northern Main Street, Chittick Avenue, and Jubilee Lane.
- Based on inquiries to the local Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Municipal Project Engineer, and Traffic Authority, these changes did not raise any concerns which are not otherwise addressed in this report.

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Hantsport
Mixed Commercial / Residential

Community Boundaries

Parcels

Roads

Water

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Public Information Meeting Notes (1 of 2)

- The Public Information Meeting were held on May 11. The meeting was broadcast live on the Municipal Facebook page.
- 20 members of the public attended the meeting, with 3 individuals speaking.
- The deadline for comments was May 25.
- Staff received 4 pieces of written correspondence during the comment period.



Public Information Meeting Notes (2 of 2)

Comments and concerns from the public include:

- Increased density and height not fitting Hantsport;
- Limited available parking;
- Potential for traffic issues;
- Who would be able to rent the units;
- Request for a site plan;
- Availability of water supply;
- Walkability of community;
- Support for density increase; and



Public Information Meeting – May 11

Staff Review

**PAC/HAC Review and Recommendation –
June 7**

Regional Council First Reading

Public Hearing & Second Reading

Notice Placed in Paper

14 Day Appeal period

Process

*anticipated date



Recommendation

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the Hantsport Land Use By-law to increase the height and number of dwelling units permitted in the Mixed Commercial/Residential (C-2) zone in a manner substantively the same as Attachment B of the staff report to the Planning and Heritage Advisory Committee report dated June 8, 2023.





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