

# WEST HANTS REGIONAL MUNICIPALITY

## Public Information Meeting

Thursday, May 11, 2023

Pemberton Avenue, Garlands Crossing (PID 45003563)

### 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](mailto:adunphy@westhants.ca)
6. Conclusion of Public Information Meeting



# Pemberton Avenue, Garlands Crossing Rezoning

Public Information Meeting

May 11, 2023

something inspiring awaits



# Application

- A completed application was received from Gene and Annetta Anthony on March 14, 2023.
- The application was to permit two duplex dwellings through rezoning to Two Unit Residential (R-2) and subdivision of the subject lot.





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Pemberton Avenue, Garlands Crossing  
PID 45003563

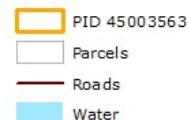
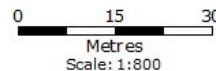


# Orthophoto

- Located at the end of Pemberton Avenue and has frontage on Highway 1
- Adjacent properties on Pemberton Avenue are single unit residences, while a commercial area including restaurants, a gas station, convenience store, and personal service shops are located southwest of the subject lot

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



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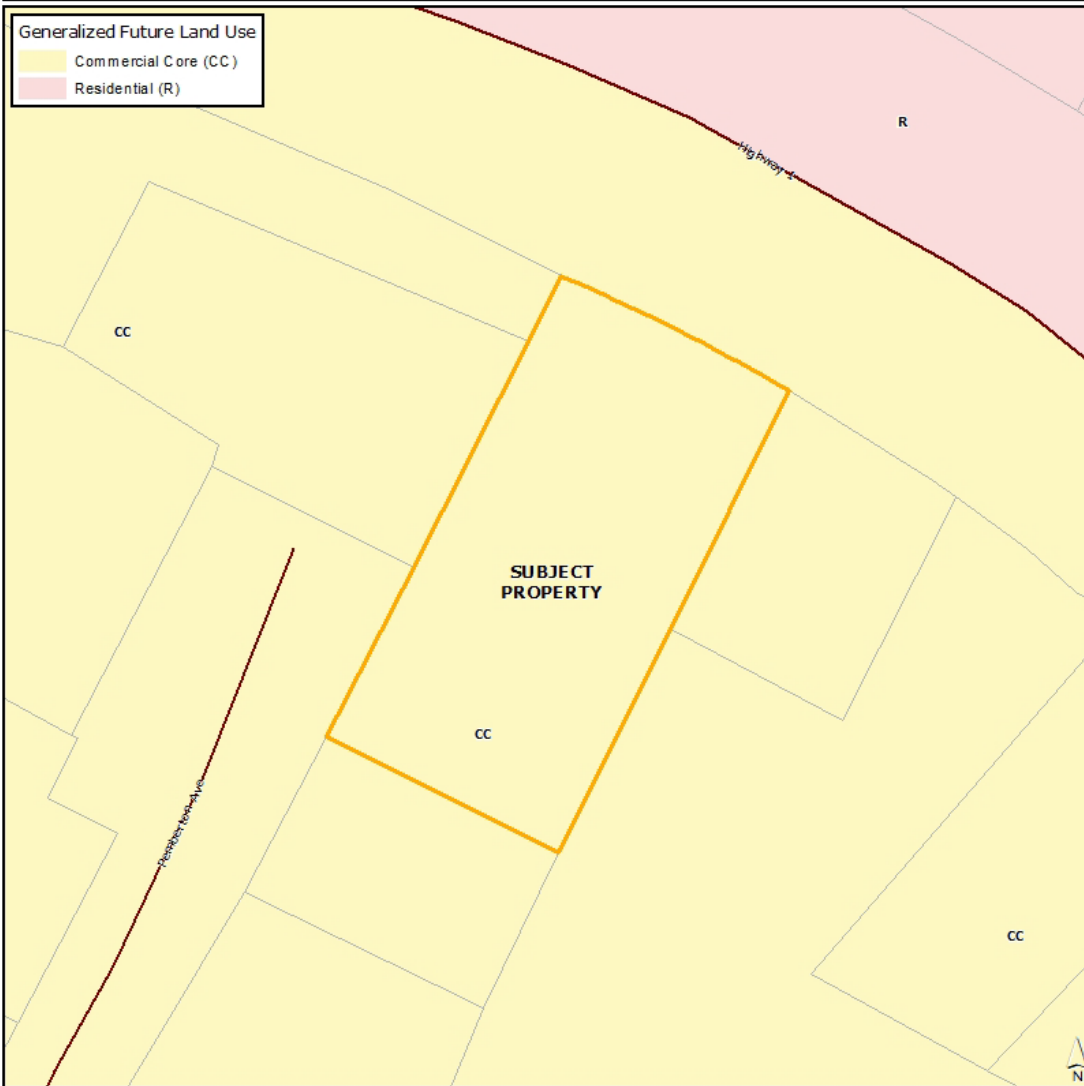


Pemberton Avenue, Garlands Crossing  
PID 45003563

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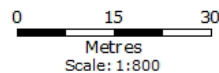
Generalized Future Land Use

- Commercial Core (CC)
- Residential (R)



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Generalized Future Land Use



- PID 45003563
- Parcels
- Roads

# GFLUM

- Commercial Core Designation




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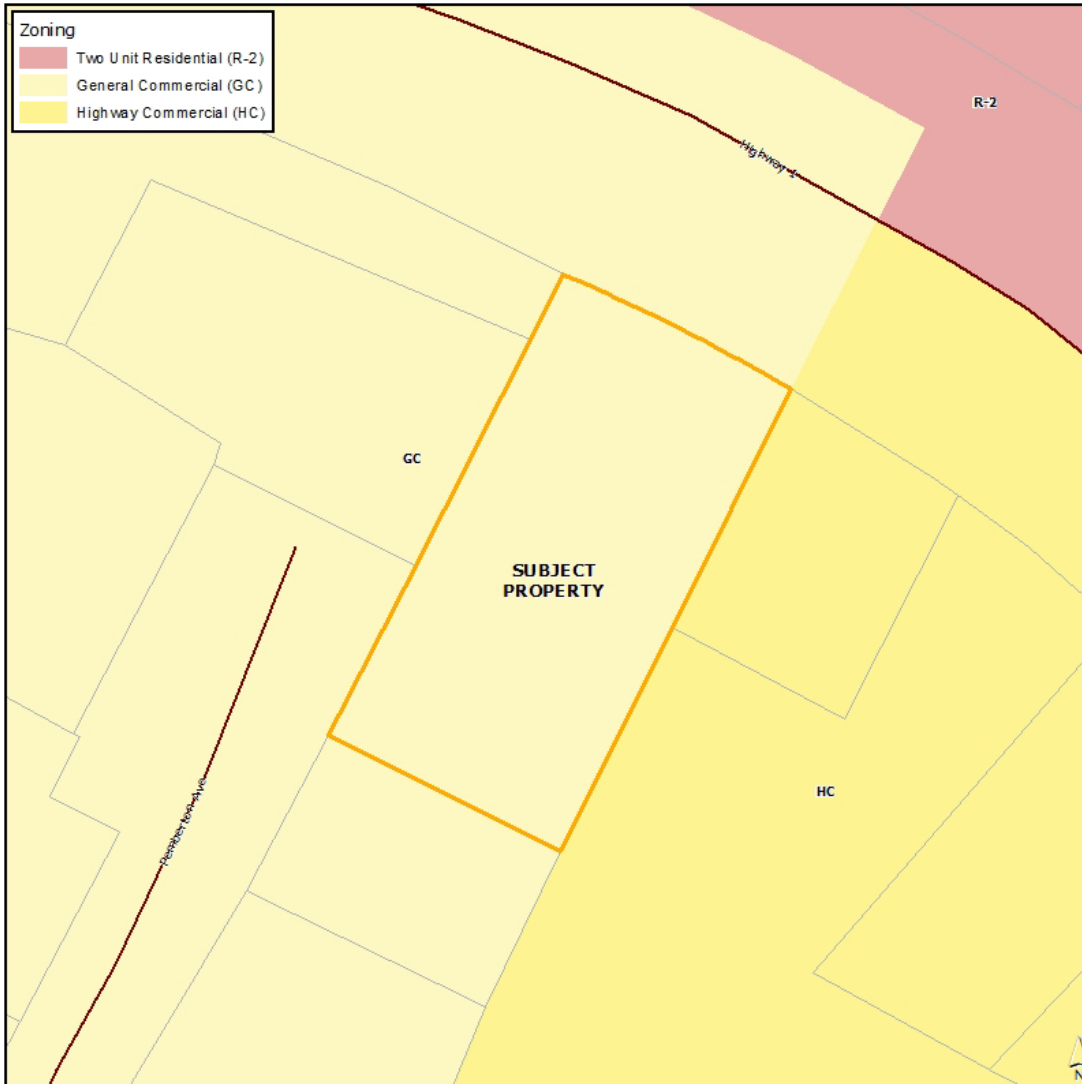




Pemberton Avenue, Garlands Crossing  
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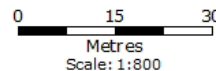
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Zoning	
	Two Unit Residential (R-2)
	General Commercial (GC)
	Highway Commercial (HC)



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Zoning



	PID 45003563
	Parcels
	Roads

# Current Zoning




- General Commercial (GC) zone
- Permitted uses include:
- Arts and crafts studios including photography
  - Banks and financial institutions
  - Clubs and community organizations
  - Commercial schools
  - Country inns
  - Day care centres, licensed or non-licensed
  - Entertainment, recreation and assembly uses within a wholly enclosed building

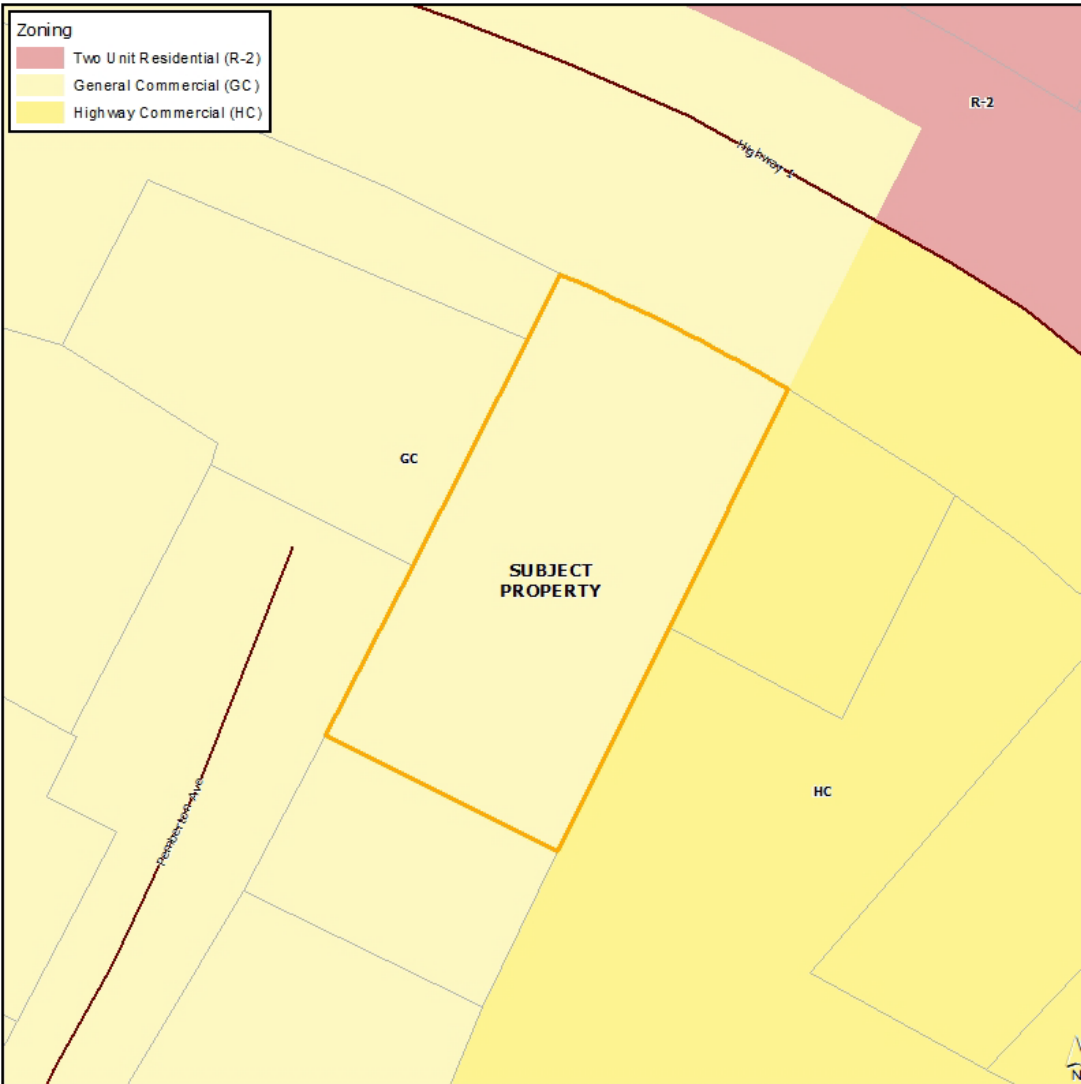




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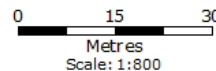
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Zoning	
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Zoning



	PID 45003563
	Parcels
	Roads

# Current Zoning

- General Commercial (GC) zone
- Permitted uses include:
- Farm markets
  - Garden and nursery sales and supplies
  - Licensed liquor establishments
  - Local shopping centres containing uses permitted in the GC zone
  - Offices
  - Parking structures
  - Post offices and postal outlets
  - Repair and rental establishments

(2 of 4)




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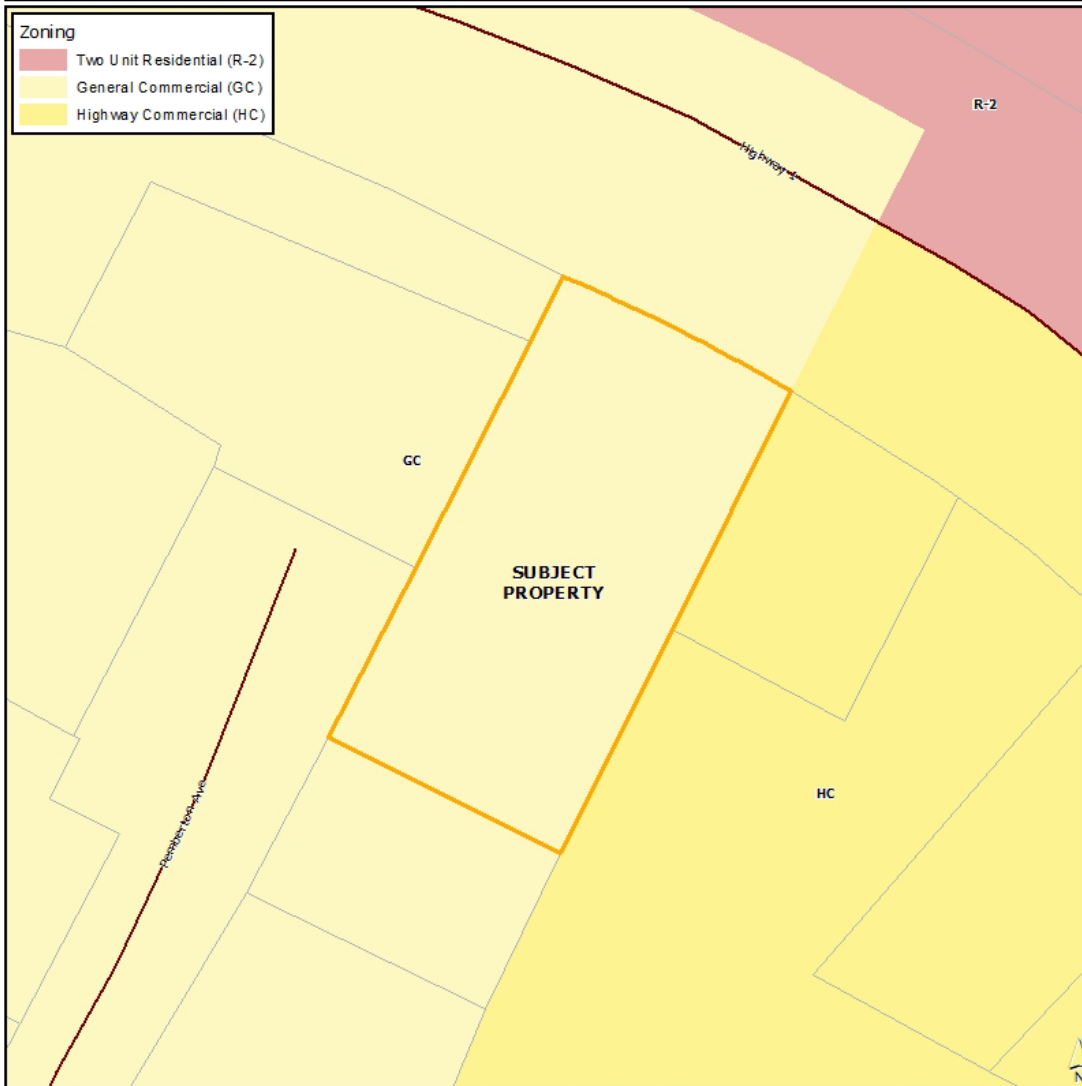




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Zoning	
	Two Unit Residential (R-2)
	General Commercial (GC)
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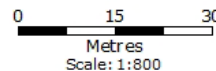


# Current Zoning

- General Commercial (GC) zone
- Permitted uses include:
- Residential uses in the same building as a commercial use
  - Restaurants, excluding drive-through restaurants
  - Retail stores
  - Service and personal service shops

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Zoning



	PID 45003563
	Parcels
	Roads

(3 of 4)




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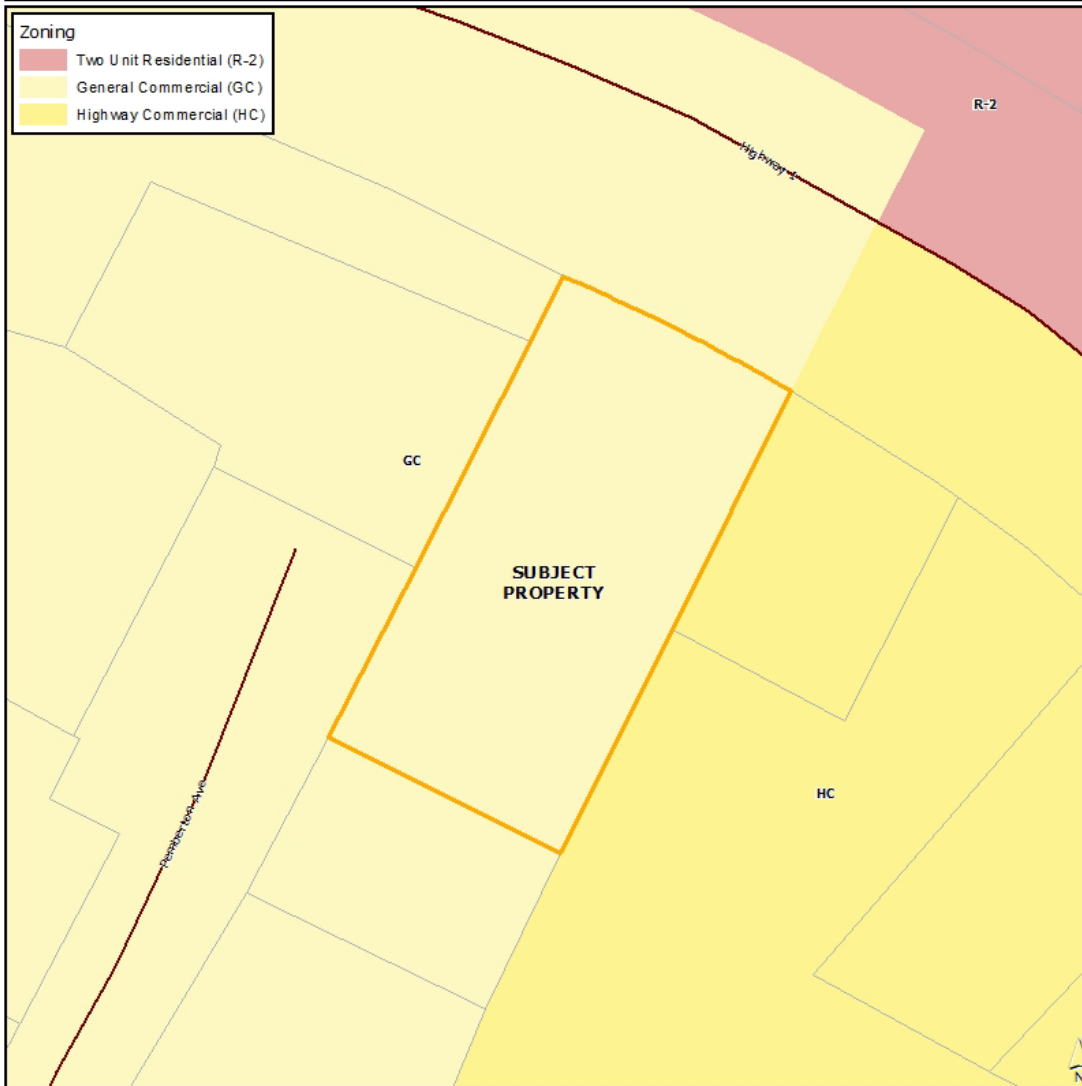




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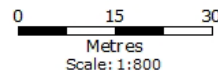
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Zoning



	PID 45003563
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# Current Zoning

- General Commercial (GC) zone
- Permitted uses include:
- Single unit dwellings or mini homes on existing vacant lots under 10,000 ft<sup>2</sup> in area
  - Veterinary clinics and animal hospitals
  - Existing residential uses

(4 of 4)




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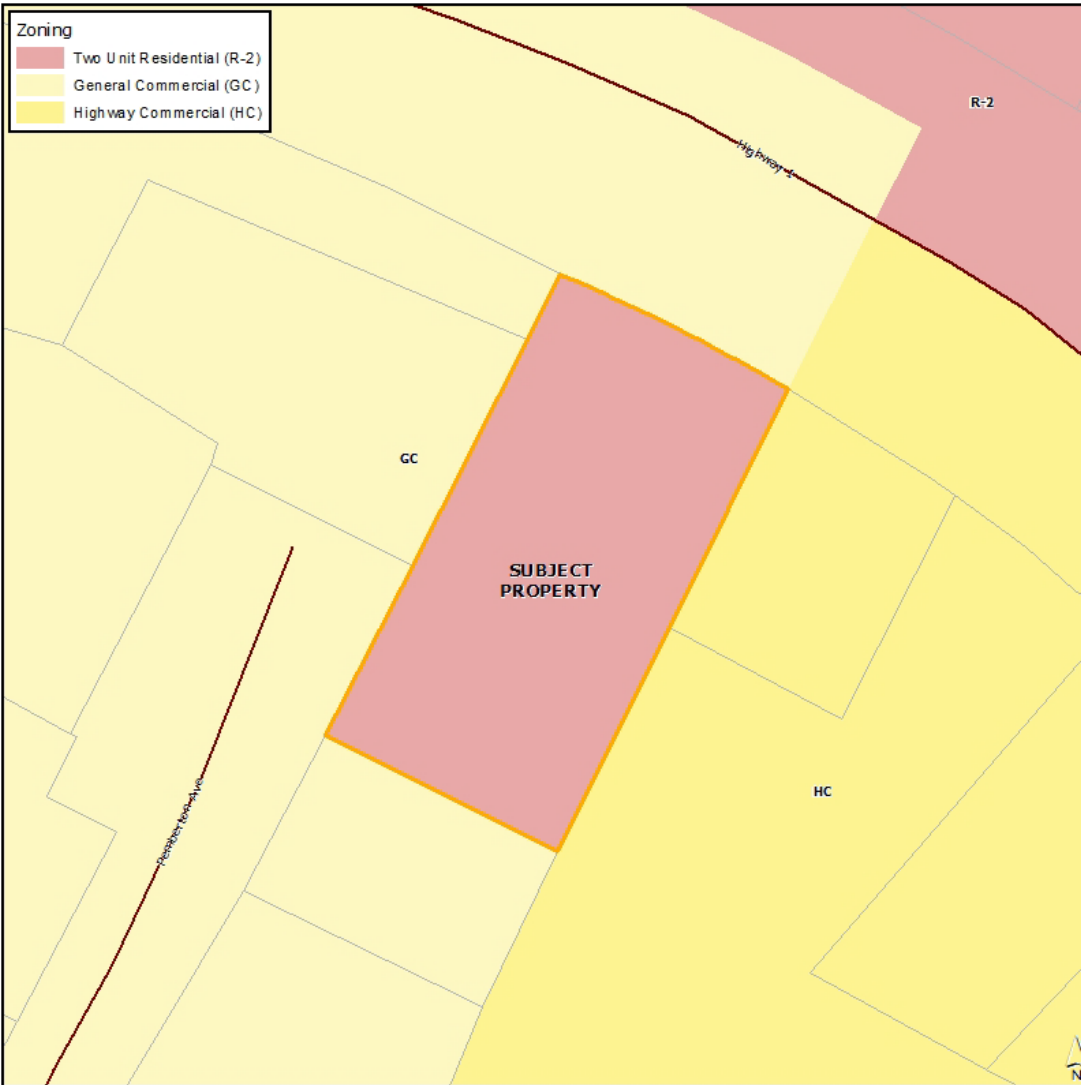




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Zoning	
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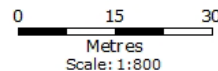


# Proposed Zoning

- Two Unit Residential (R-2) zone  
Permitted uses include:
  - **Two-unit dwellings**
  - Mini homes
  - Uses permitted in the R-1 zone subject to the R-1 zone requirements
  - Mobile homes in the Three Mile Plains Growth Centre

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Proposed Zoning



-  PID 45003563
-  Parcels
-  Roads

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View of Subject Lot from Pemberton Avenue

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View of Surrounding Uses Southeast of the Subject Lot

# West Hants MPS – Enabling Policy

- **Policy 5.3.4** states the intention to allow Council to consider rezoning land within the Three Mile Plains Growth Centre to Two Unit Residential (R-2).

# West Hants MPS – General Criteria Policy

- **Policy 16.3.1** 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





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