

Pemberton Avenue, Garlands Crossing Rezoning

Planning and Heritage Advisory Committee (PAC/HAC)

June 7, 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.





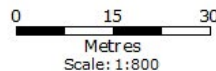
West Hants





Pemberton Avenue, Garlands Crossing
PID 45003563



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Orthophoto



-  PID 45003563
-  Parcels
-  Roads
-  Water

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

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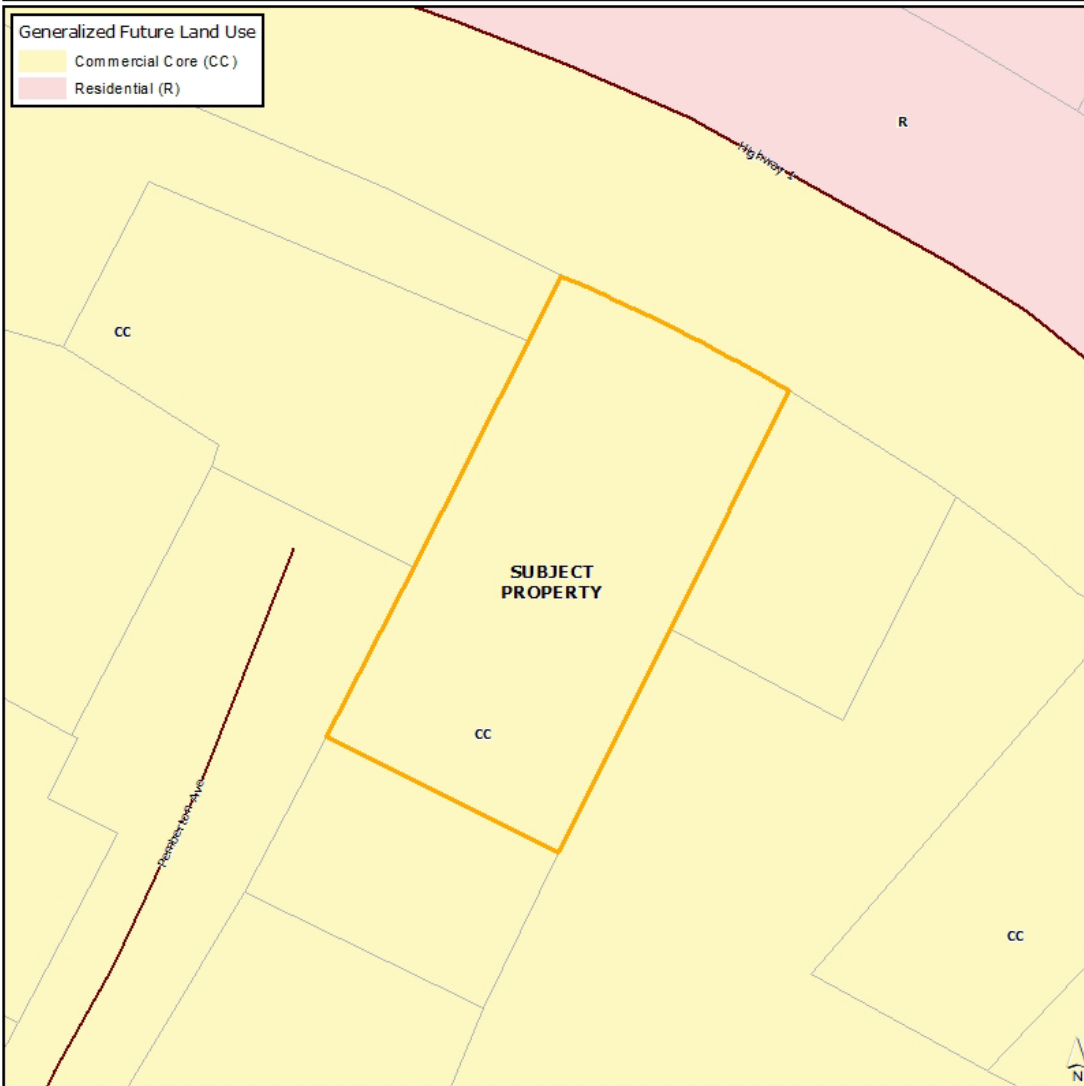


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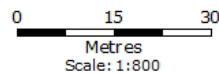
Generalized Future Land Use

- 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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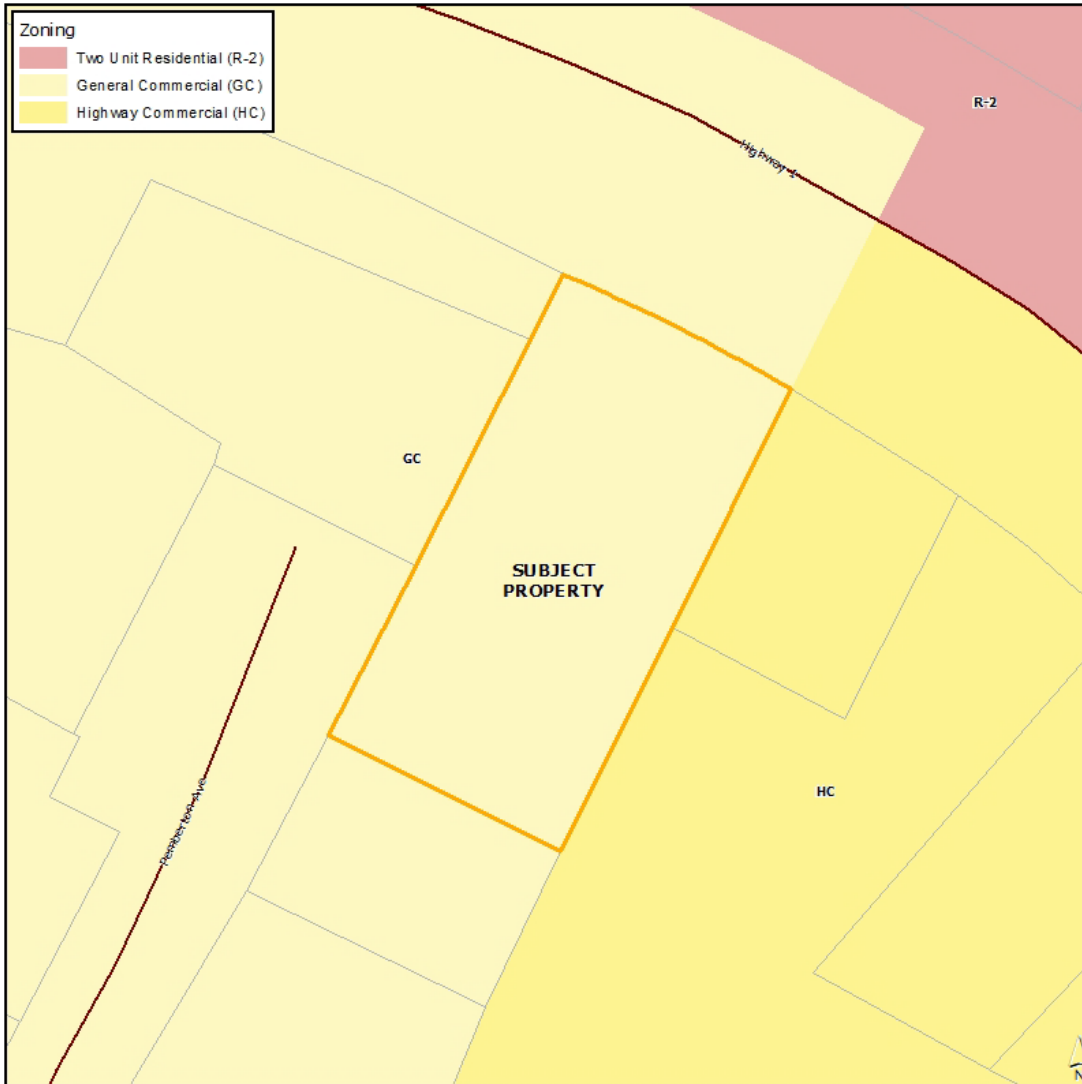




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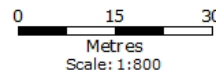
West Hants

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

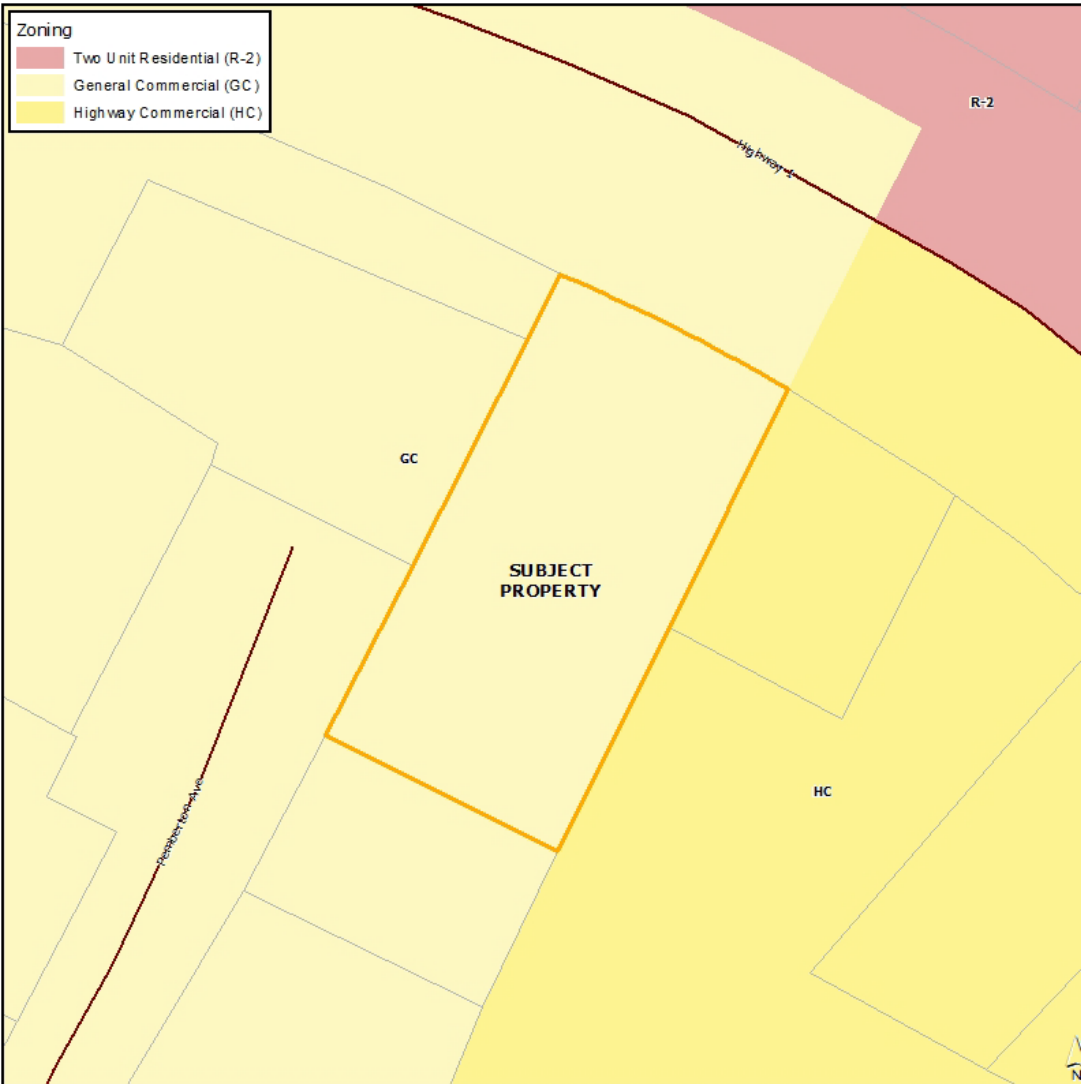




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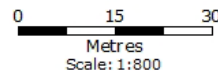
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Zoning



	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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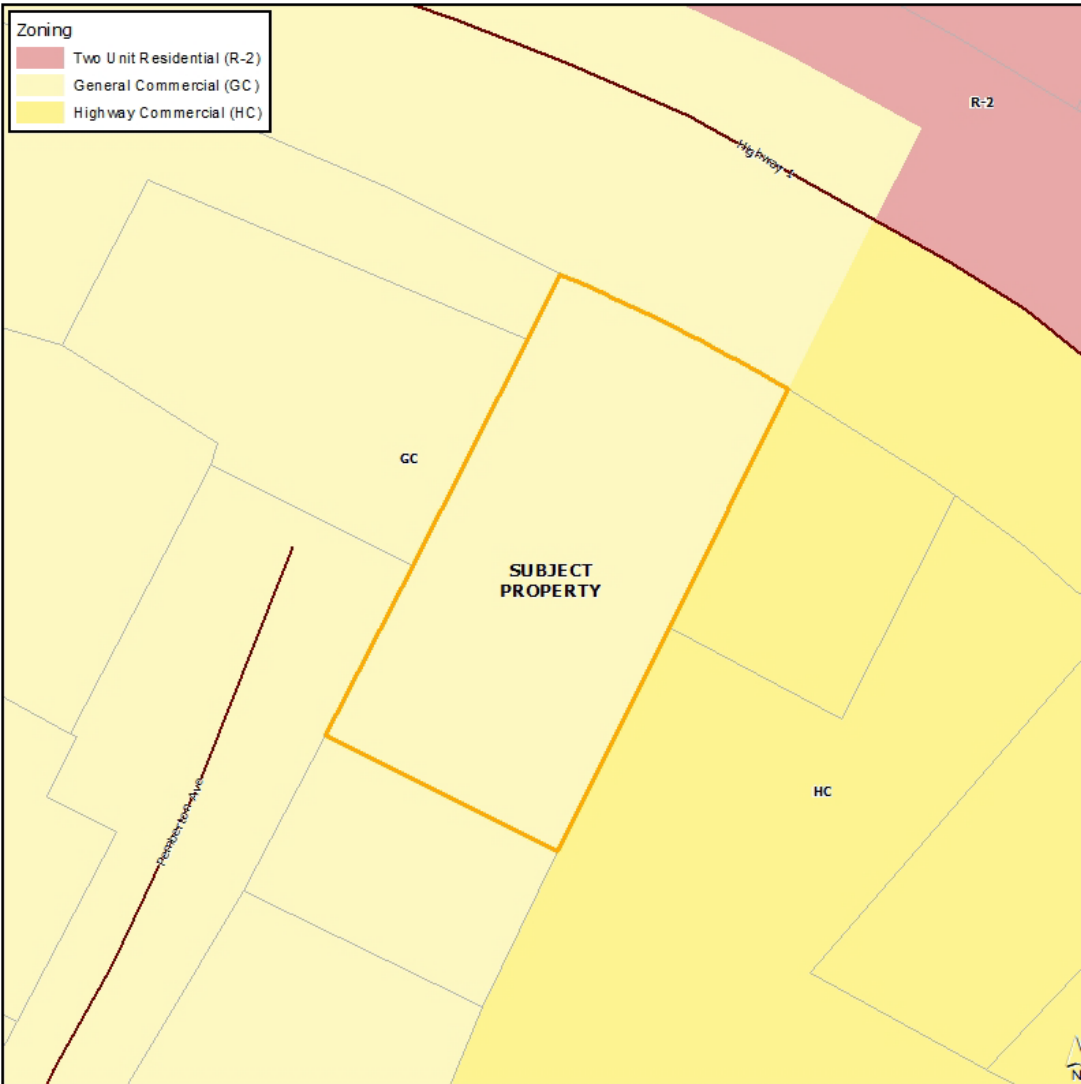




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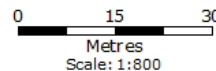
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Zoning



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	Parcels
	Roads

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

(3 of 4)




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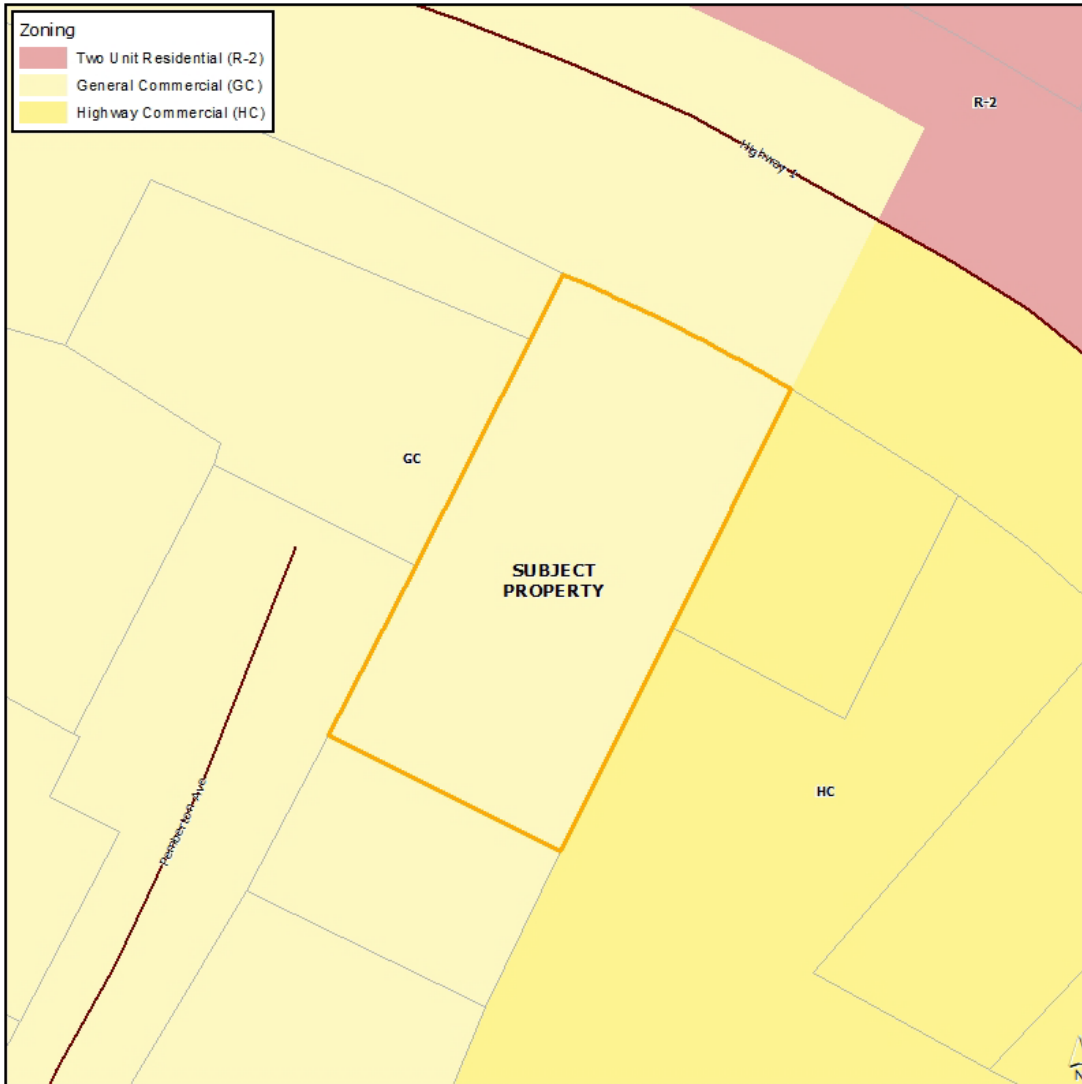




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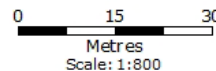


Current Zoning

- General Commercial (GC) zone
- Permitted uses include:
- Single unit dwellings or mini homes on existing vacant lots under 10,000 ft² in area
 - Veterinary clinics and animal hospitals
 - Existing residential uses

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Zoning



	PID 45003563
	Parcels
	Roads

(4 of 4)




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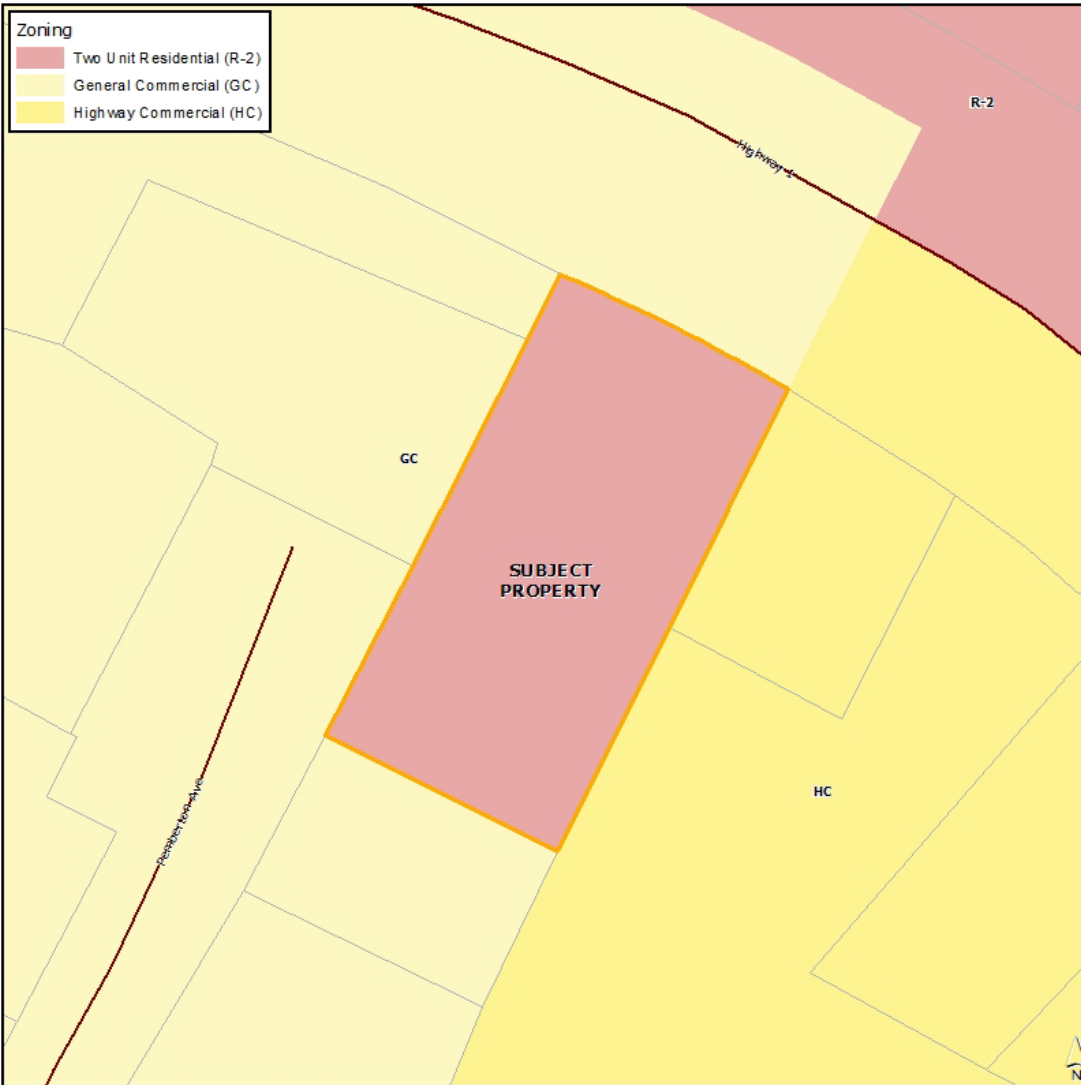




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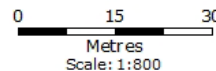


Proposed Zoning

- 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 provides Council with the ability to consider rezoning land within the Three Mile Plains Growth Centre to Two Unit Residential (R-2). In summary, the criteria are met since:

- the subject lot is capable of being serviced by municipal water and sewer; and
- the proposed use will not conflict with adjacent existing uses.



West Hants MPS – General Criteria Policy

Policy 16.3.1 states general criteria for amendments to the Land Use By-law. In summary, the criteria are met since:

- 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.



Public Information Meeting Notes

- 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 and the applicant speaking.
- The deadline for comments was May 25.
- No written correspondence was received during the comment period.



Staff Response to Public Comment

A member of the public asked about access to Highway 1 for the lot.

- Staff reached out the Nova Scotia Department of Public Works and the Area Manager confirmed that the subject lot would be granted a single access to Highway 1.



Public Information Meeting – May 11

Staff Review

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

Regional Council First Reading – June 27*

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 Schedule A of the West Hants Land Use By-law to rezone PID 45003563 on Pemberton Avenue, Garlands Crossing, from the General Commercial (GC) zone to the Two Unit Residential (R-2) zone.





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