

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Thursday, November 2, 2023

Riverview Drive, Brooklyn (PID 45215290)

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 November 17 to Mark Fredericks to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 148; or
 - mfredericks@westhants.ca
6. Conclusion of Public Information Meeting



Riverview Drive, Brooklyn Rezoning

Public Information Meeting

November 2, 2023

something inspiring awaits



Application

- A completed application was received from the Chief Administrative Officer on behalf of the West Hants Regional Municipality on September 20, 2023.
- The subject property was deemed to be surplus municipal land.
- The application requested a rezoning from Open Space (OS) to the Single Unit Residential (R-1) zone for future sale / residential development.





West Hants

Riverview Drive, Brooklyn
PID 45215290



- # Orthophoto
- Located on Riverview Drive
 - Backs onto Herbert River
 - Large vacant 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 October 2023

Orthophoto

0 25 50
Metres
Scale: 1:1,600

-  PID 45215290
-  Communities
-  Parcels
-  Roads

something inspiring awaits



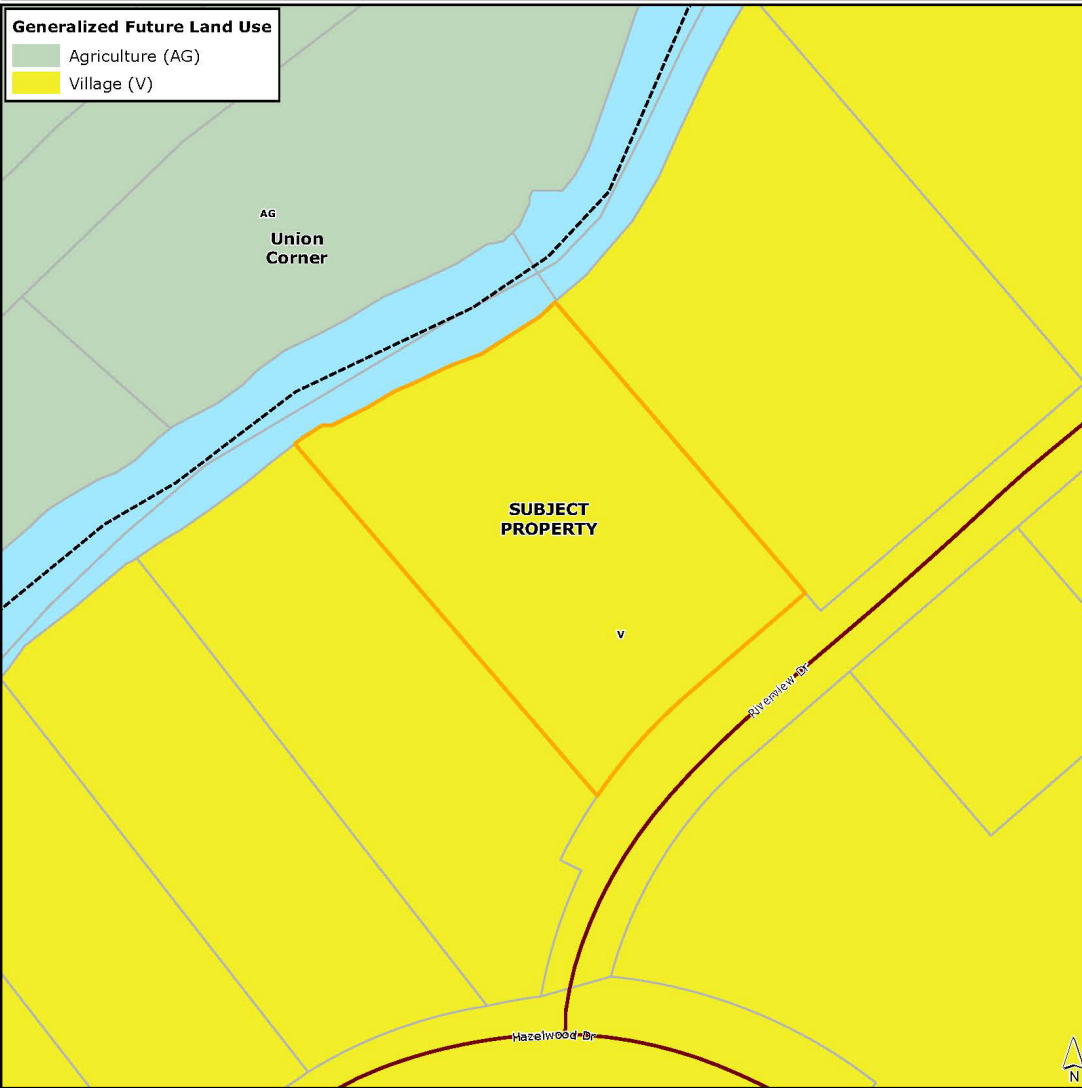


Riverview Drive, Brooklyn
PID 45215290

West Hants

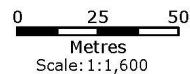
Generalized Future Land Use

- Agriculture (AG)
- Village (V)



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 October 2023

Generalized Future Land Use



- PID 45215290
- Communities
- Parcels
- Roads
- Water

GFLUM

- Village Designation

something inspiring awaits

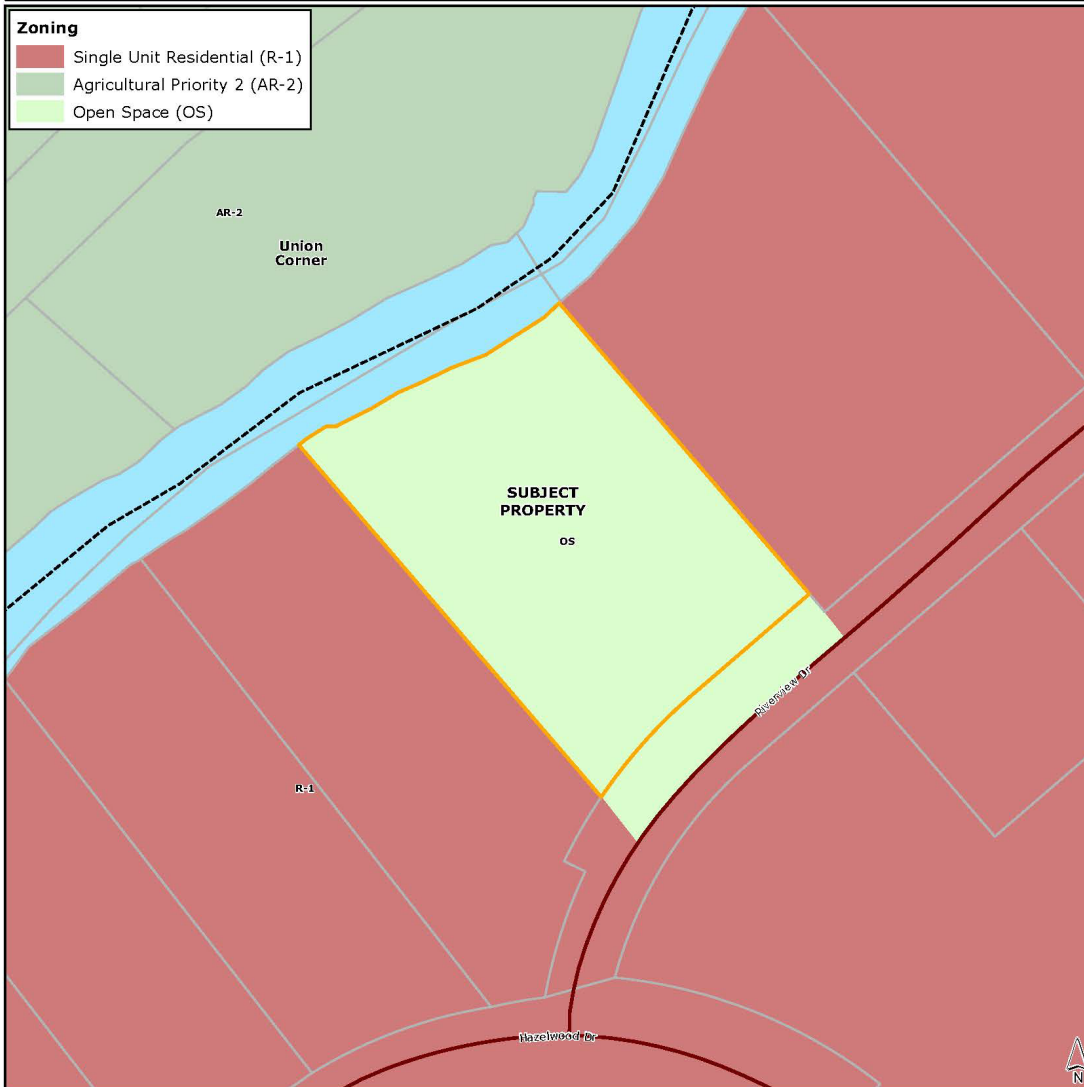




West Hants

Riverview Drive, Brooklyn
PID 45215290

Zoning	
	Single Unit Residential (R-1)
	Agricultural Priority 2 (AR-2)
	Open Space (OS)

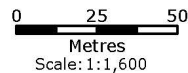


Current Zoning

- Open Space (OS) zone
- Permitted uses include:
- Cemeteries
 - Historic sites, interpretive centres and museums
 - Outdoor recreation uses
 - Parks and playgrounds
 - Uses, buildings and structures necessary for the prevention of floods, soil erosion and other similar natural occurrences

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 October 2023

Zoning



	PID 45215290
	Communities
	Parcels
	Roads
	Water



something inspiring awaits

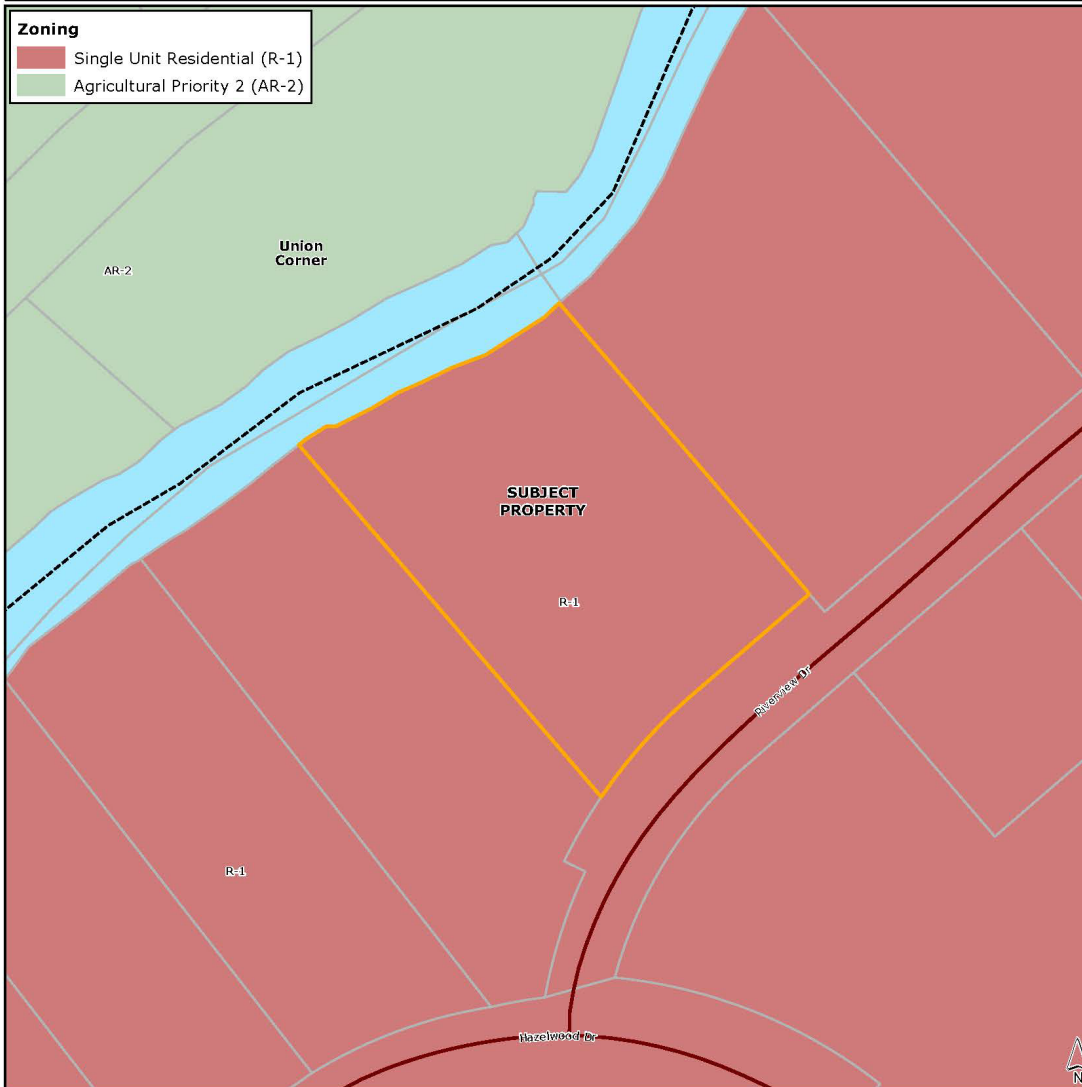




West Hants

Riverview Drive, Brooklyn
PID 45215290

Zoning	
	Single Unit Residential (R-1)
	Agricultural Priority 2 (AR-2)

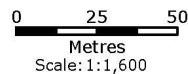


Proposed Zoning

- Single Unit Residential (R-1) zone
- Permitted use:
- Single unit dwellings

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 October 2023

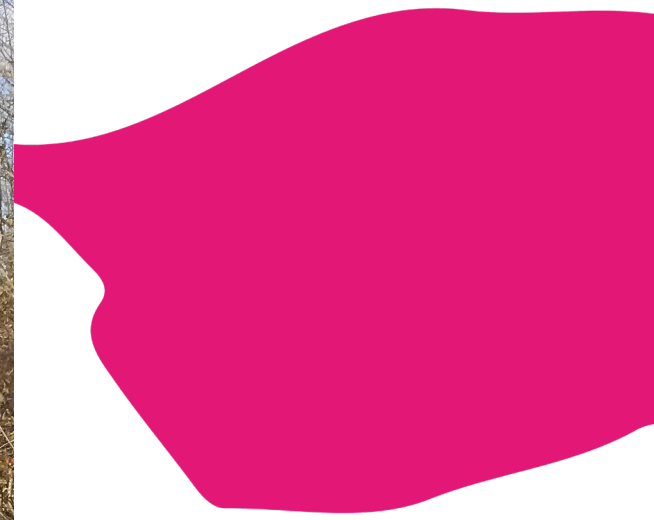
Proposed Zoning



	PID 45215290
	Communities
	Parcels
	Roads
	Water

something inspiring awaits





Something inspiring awaits





West Hants MPS – Enabling Policy

- **Policy 6.2.3** *“It shall be the policy of Council to consider rezoning land within the Village designation to Single Unit Residential (R-1) or Two Unit Residential (R 2) subject to the following:
(a) the proposed use will not conflict with adjacent existing uses;
(b) any other matter which may be addressed in a Land Use By law; and
(c) Policy 16.3.1.”*



West Hants MPS – General Criteria Policy

- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.
 - adequacy of sewer and water services; schools; fire protection; road networks; and the financial capacity of the Municipality to absorb any costs relating to the development.
 - capable of being serviced (either central on-site systems)
 - the suitability of auto, rail and pedestrian traffic;
 - the shape of the lot for the intended use; the pattern of development; the suitability of the area in terms of steepness of grade, water courses etc.
 - Conformance with other relevant municipal, provincial or federal by laws/regulations



Public Information Meeting – Nov. 2

Staff Review

PAC/HAC Review and Recommendation –
Dec. 14*

Regional Council First Reading –
January 23, 2024*

Public Hearing & Second Reading –
February 27, 2024*

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 will be recorded at this meeting
- Comments and questions can be submitted by the public until noon on **November 16**
- All correspondence should be sent to:

Mark Fredericks, Senior Planner

Phone	902-798-8391 ext. 148
Email	mfredericks@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