

Municipal Land Rezoning Riverview Drive, Brooklyn

Planning Advisory Committee

December 14, 2023

something inspiring awaits





West Hants

Riverview Drive, Brooklyn
PID 45215290



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

Orthophoto

- Located on Riverview Drive
- Rural residential neighborhood
- Backs onto Herbert River
- Large vacant lot (2.75 acres)
- Vacant land on either side
- Approximately 295 ft of road frontage

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Application Background

- (1988) Subject lot was conveyed to the Municipality in 1988 when the Hillview Estates subdivision was created. (Parkland dedication 5% Subdivision Bylaw)
- (2016) Parks and Open Space Plan was adopted and inventoried all municipal parks and open spaces. Considered this property as appropriate for divestment.
- (2021) Council motion to divest several of these surplus properties.
- (2023) Council motion to request rezoning from Open Space (OS) to the Single Unit Residential (R-1) zone to provide opportunity for residential development.
- (2023) A completed application was received from the Chief Administrative Officer on behalf of the West Hants Regional Municipality on September 20, 2023.



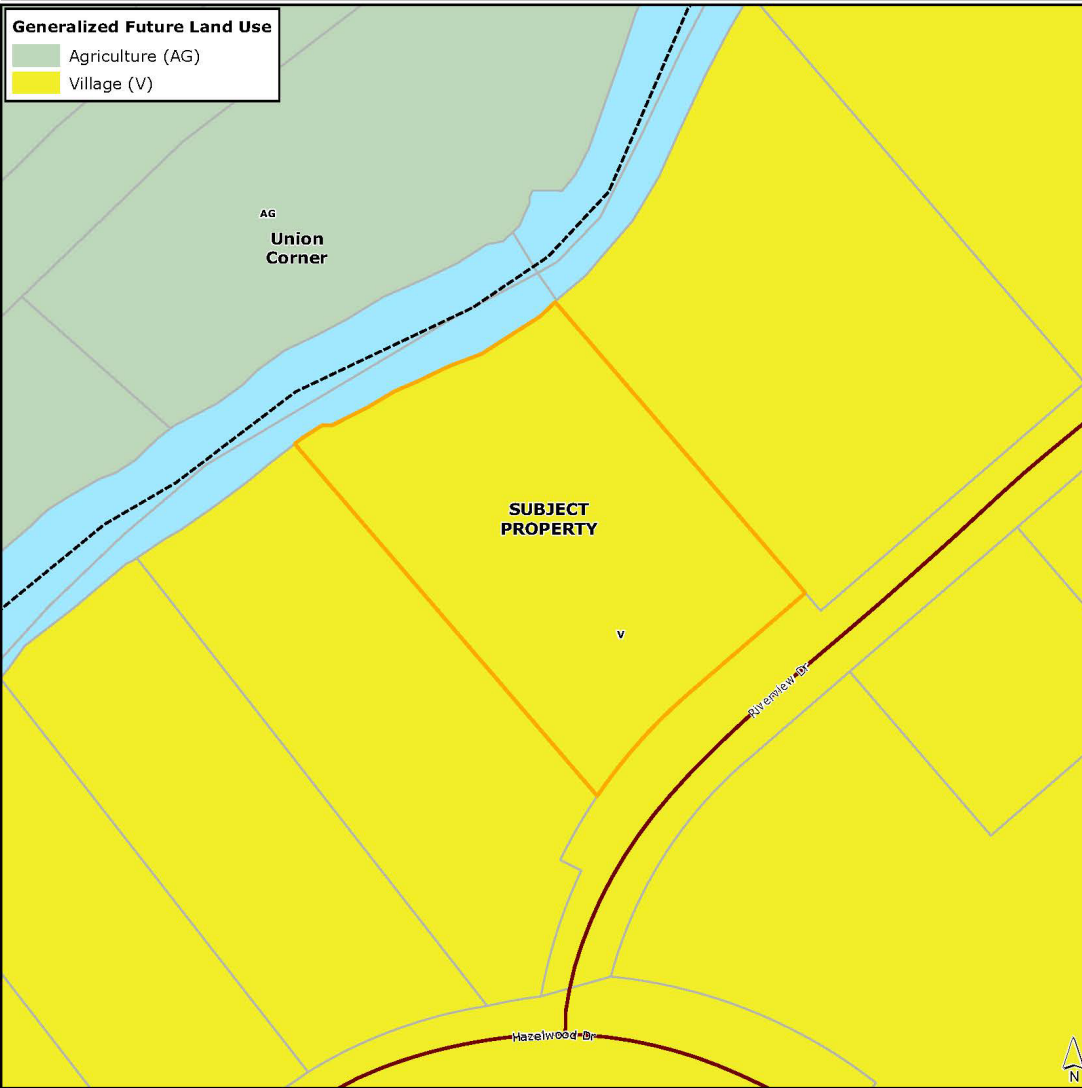


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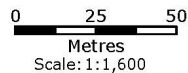
Generalized Future Land Use

- Agriculture (AG)
- Village (V)



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Generalized Future Land Use



- PID 45215290
- Communities
- Parcels
- Roads
- Water

GFLUM

- Village Designation

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Current Zoning

- Open Space (OS) zone
 - Intended to apply to public lands

Permitted uses include:

- Outdoor recreation uses
- Parks and playgrounds
- Cemeteries
- Historic sites, interpretive centres and museums
- Uses, buildings and structures necessary for the prevention of floods, soil erosion and other similar natural occurrences

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Zoning





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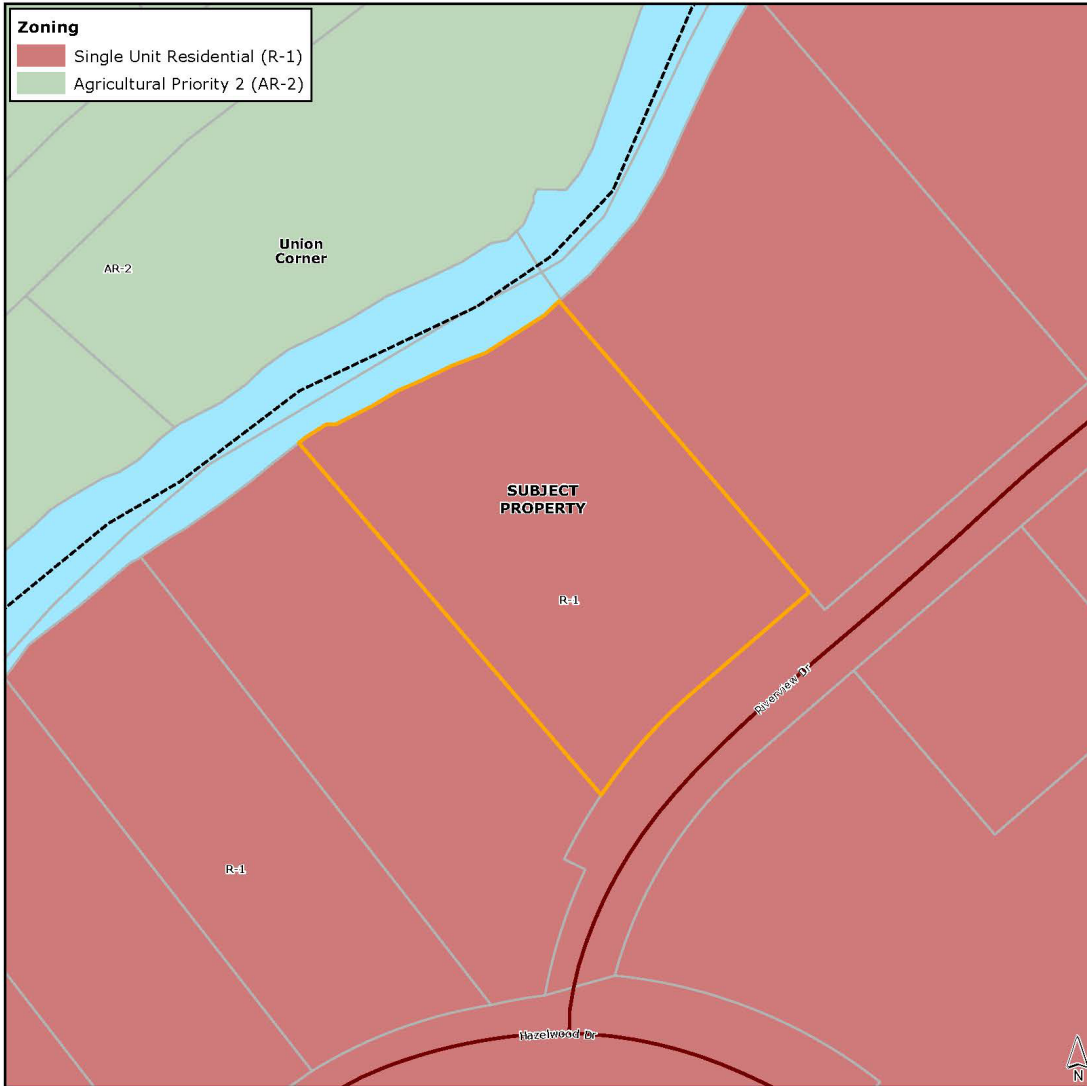




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Zoning	
	Single Unit Residential (R-1)
	Agricultural Priority 2 (AR-2)



Proposed Zoning

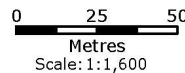
- Single Unit Residential (R-1) zone

Permitted uses include:

- Single unit dwellings
- Secondary Suites, accessory to SUD

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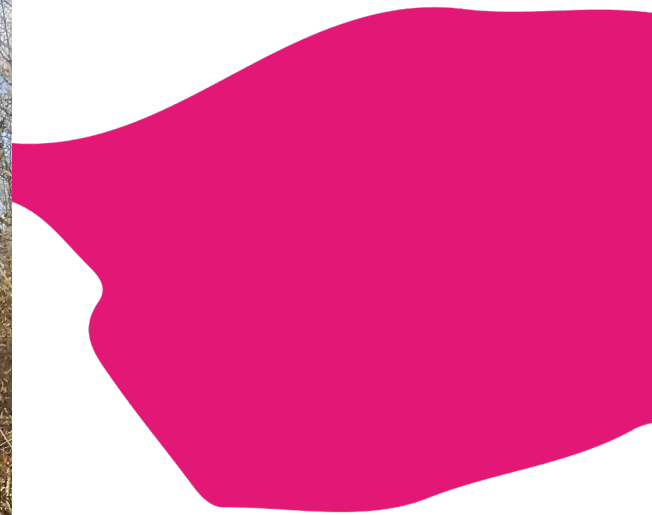
Proposed Zoning



	PID 45215290
	Communities
	Parcels
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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. In summary, the criteria are met since:
 - ✓ the proposal is not considered premature or inappropriate for the area;
 - ✓ The site is capable of being serviced (on-site systems);
 - ✓ no municipal costs related to the proposal are anticipated; and
 - ✓ the Development Officer, Community Development staff, and Provincial Road Authority had no concerns which were not addressed.

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

*anticipated dates



Public Information Meeting notes

- PIM was held on Nov 2, 2023 and was available live on Facebook.
- Comments and questions could be submitted by **November 16**
- Staff Received comments from 5 community members
 - Confirming location of subject lot
 - Expressing concern over loss of open space
 - Desire to maintain green/open space
 - Some were not aware this was municipal property / public land
 - Comments on roads, and other unrelated issues



Recommendation

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending Schedule A: V-1 of the West Hants Land Use By-law to rezone PID 45215290 on Riverview Drive, Brooklyn, from the Open Space (OS) zone to the Single Unit Residential (R1) zone as shown in the report #23-26 to the Planning and Heritage Advisory Committee dated December 14, 2023.



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