

*The Shaw Group Ltd.:
MPS and LUB Mapping Amendment Application
and LUB Text Amendment*

Planning Advisory Committee

Planning and Development Department

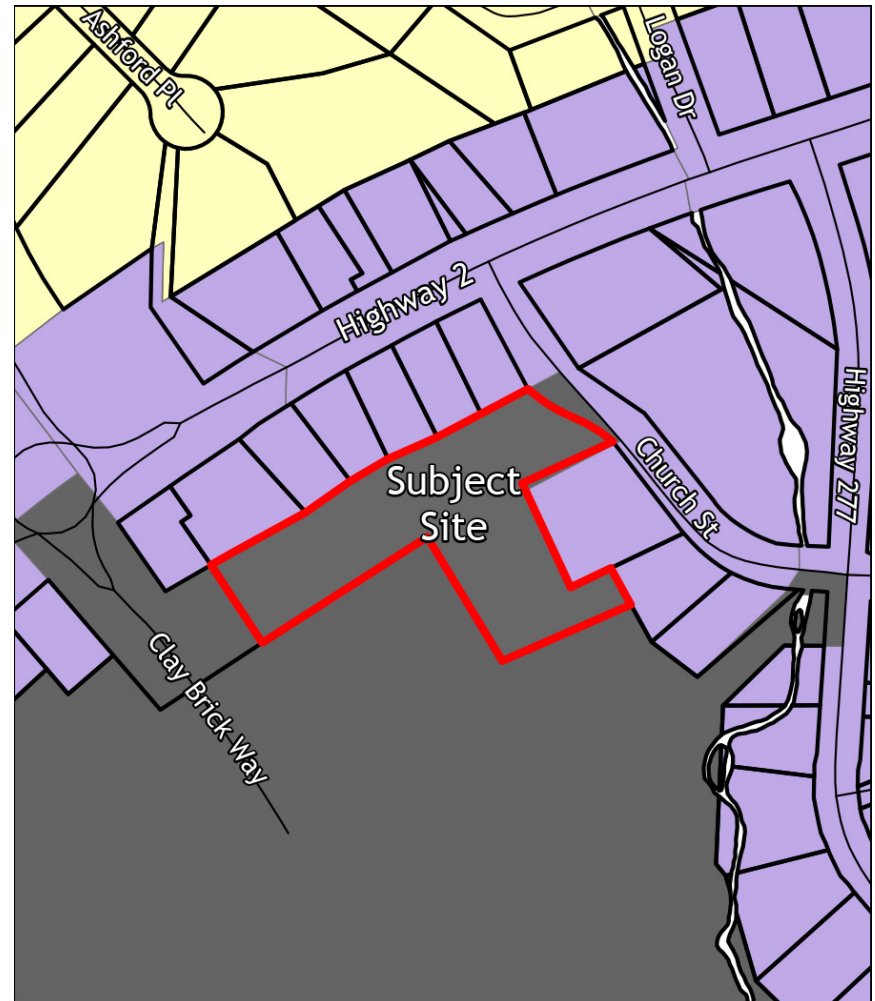
January 21, 2025



EAST HANTS

Subject Property

- **Applicant:** The Shaw Group Ltd.
- **Location:** A portion of PID 45086980, Church Street, Lantz.
- **Subject Property Size:** Total area of the subject property is 44.1 hectares but the area of land for the application is approximately 1 ha (2.6 acres)
- **Proposal:** To amend the Municipal Planning Strategy and Land Use Bylaw by changing the Generalized Future Land Use Designation from Industrial Commercial (IC) to Medium Density Residential Neighbourhood (MR) and to rezone the same from Industrial Commercial (IC) to Townhouse (R2-T) Zone.



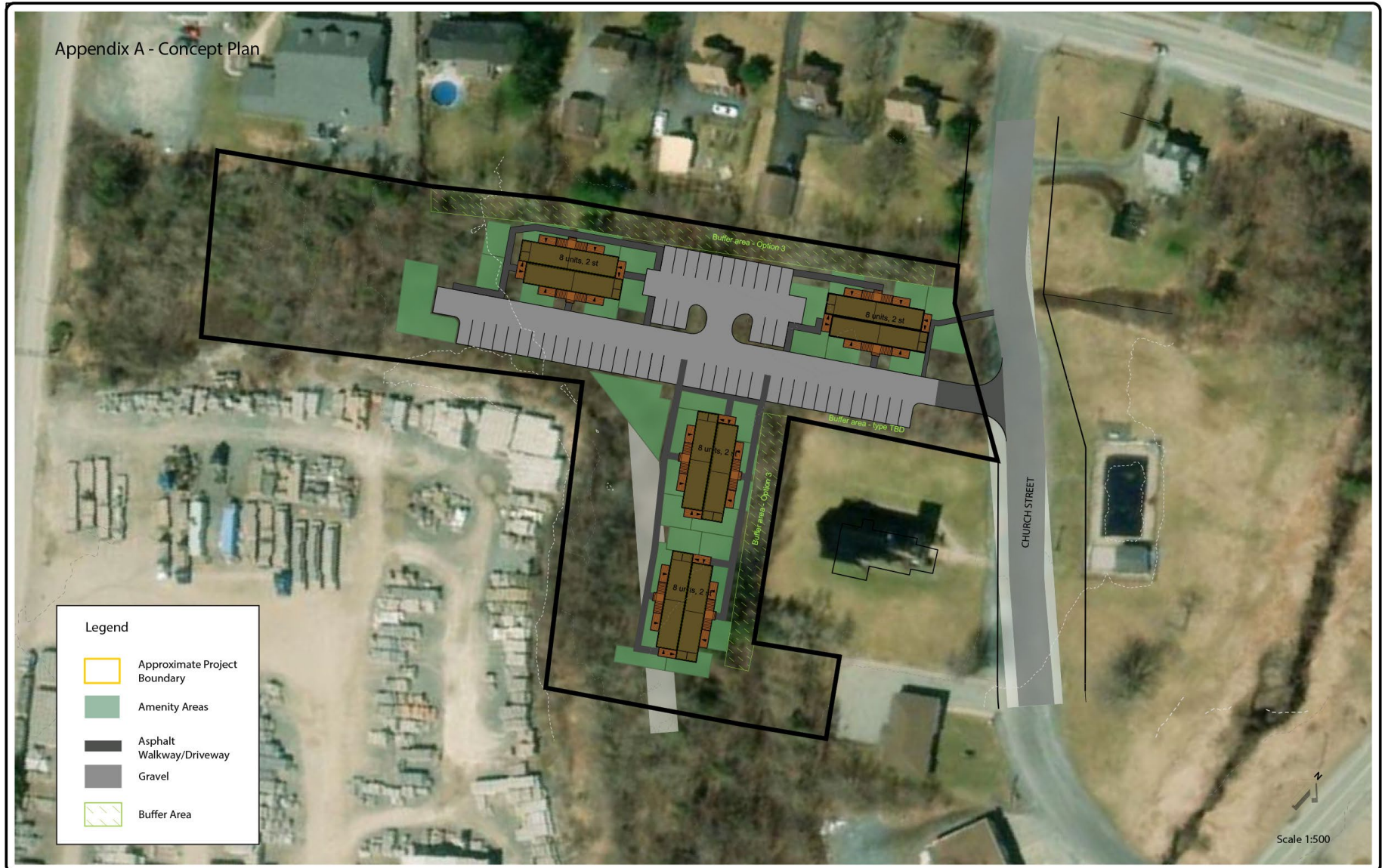


Development Proposal

- The purpose of this application is to amend the Municipal Planning Strategy and Land Use Bylaw to allow for the development of four, 8-unit stacked townhouse buildings.
- In addition to the mapping amendments, LUB text amendments are required in order to allow stacked townhouses to be used in a cluster townhouse format.
- The aim of the application is to accommodate affordable housing intended for workers of the Shaw Brick Plant.
- The driveway for the proposed development would be located off Church Street, which is owned by the Province.
- Parking for the townhouse units is proposed to be located in a common parking area in the centre of the development.
- The proposed location of the development is currently treed and is not being used as part of the brick yard.

Proposed Concept Plan - MPS and LUB Mapping Amendment

If the MPS and LUB mapping application is approved, the applicant does not have to develop the site as shown on the concept plan. However, the applicant would be restricted by the size and frontage of the land and by requirements of the Land Use Bylaw.

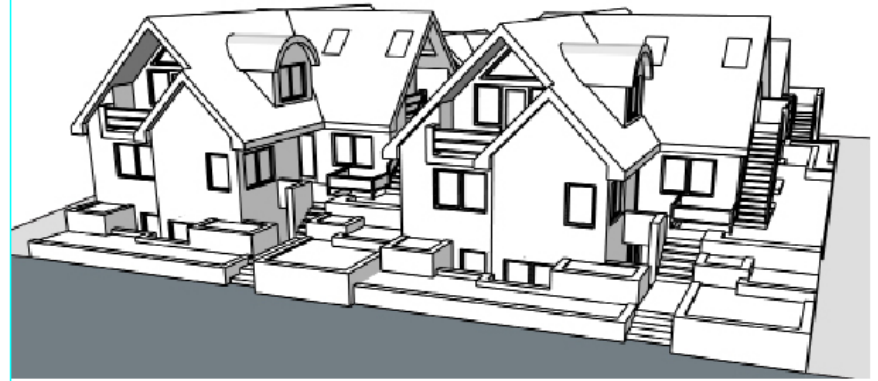




Proposed LUB Amendments

- The following text amendments would be applicable to all Townhouse (R2-T) Zoned properties.
- The proposed amendments would permit stacked townhouses to be developed in the same format as a cluster townhouse development.
- The definition for stacked townhouse is proposed to be amended as follows:

Dwelling, Townhouse (Stacked) means a building divided vertically and horizontally into 3 or more dwelling units where each unit **has may have** frontage on a public street.



Proposed LUB Amendments

- Section 7.3.2. Requirements for Townhouse Developments is proposed to be amended as follows:

7.3.2. Requirements for Townhouse Developments

A site plan approval application may be considered for the following uses listed on the table below, provided the following requirements, and all other requirements of this Bylaw are met:

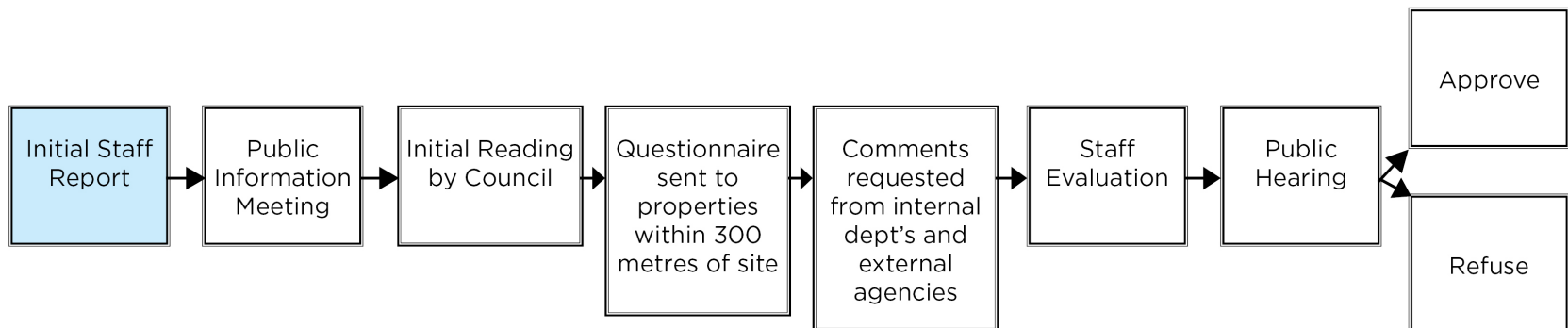
	Cluster Townhouse	On-Street Townhouse	Stacked Townhouse
A Minimum Lot Area	800 m ²	800 m ²	1,000 m ²
Minimum Lot area per dwelling unit	270 m ²	150 m ²	180 m ²
B Minimum Lot Frontage	Interior lot: 18 m	Interior lot: 6 m per unit	Interior lot: 9 m per ground floor <i>street facing</i> unit or a minimum of 18 m, whichever is greater.
	Corner lot: 20 m	Corner lot: 9 m per unit	Corner lot: 11 m per <i>street facing</i> unit or a minimum of 20 m, whichever is greater.
C Minimum Front Yard	Provincial Street: 5 m	Provincial Street: 5 m	Provincial Street: 6 m
	Municipal Street: 4.5 m	Municipal Street: 3.5 m	Municipal Street: 6 m
Minimum Flankage Yard	5 m	5 m	5 m
Minimum Side Yard	Common Wall: 0 m	Common Wall: 0 m	Common Wall: 0 m
	Detached: 3 m	Detached: 3 m	Detached: 3 m
Minimum Rear Yard	6 m	6 m	6 m
Maximum Building Height	11 m	11 m	11 m
Minimum Street-Facing Facade Transparency	Grade: 30% Above Grade: 10%	Grade: 30% Above Grade: 10%	Grade: 30% Above Grade: 10%
Maximum Number of Joined Dwelling Units	6	6	8

Policy Analysis

- Staff will be requesting comments from internal departments and external agencies, including but not limited to: Nova Scotia Public Works; Chignecto Regional Centre for Education; and Infrastructure and Operations.
- Policy IM11 of the MPS is the policy that permits Council to consider the proposed mapping amendments. East Hants Council has to determine if the proposed application is in the best interest of the Municipality.
- *Policy IM11 - Permits Council to consider private applications to amend the MPS where the proposed amendments are in the best interest of the Municipality.*

Citizen Engagement

- An advertisement outlining the application and indicating that it had been received and was under review by staff was placed in the *Chronicle Herald*.
- A PIM is required for all amendments to the Municipal Planning Strategy unless they are housekeeping in nature. A letter indicating the time and date of the PIM will be mailed to all property owners and residents within 300 m of the subject properties.
- Additional advertising will be placed on the East Hants website and on our social media feeds.
- To facilitate a public information meeting on February 4th, the Recommended Motion will have to be passed at the January 21st meeting of Council Policy and In-Camera Discussion. If the Recommended Motion is not passed by Council at their January 21st meeting, the public information meeting will not be able to be held until March 4th, 2025.



Recommendation

- That Planning Advisory Committee recommends that Council authorize staff to schedule a public information meeting.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *authorize staff to schedule a public information meeting to consider an application from The Shaw Group Ltd. to amend the MPS and LUB by changing the land use designation of a portion of PID 45086980 to Medium Density Residential Neighbourhood (MR) and rezoning the same portion of land to Townhouse (R2-T) Zone.*