



Municipality of the County of Kings
Report to the Centreville Area Advisory Committee

Application to rezone property at 1852 Hwy 359, Centreville PID 55054787 from R1 to R4 (File #16-19)

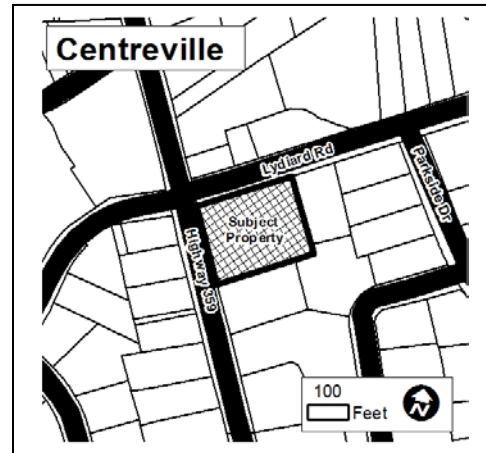
April 5, 2017

Prepared by: Mark Fredericks, GIS Planner

Applicant	Ted Davison
Land Owner	Tennyson Davison and Marion Davison
Proposal	Rezone entire property from the R1 zone to the R4 zone
Location	Centreville – Growth Centre
Lot Area	48,693 sq ft OR 1.1 acres
Designation	Residential (R)
Zone	Residential Single Dwelling (R1)
Surrounding Uses	Mixture of residential densities, light, community based commercial uses
Neighbour Notification	Staff sent notification letters to the 52 owners of property within 500' of the subject property

1. PROPOSAL

Ted Davison has applied to rezone the property at 1852 Highway 359 from the Residential Single Dwelling (R1) Zone to the Residential Medium Density (R4) Zone, to provide for multi-unit residential development on the subject site. The applicant has indicated a desire to respond to a growing market demand for seniors who are looking for single level rental units.



2. OPTIONS

In response to the application, the Planning Advisory Committee may:

- A. Recommend that Council approve the map amendment, as drafted
- B. Recommend that Council refuse the map amendment
- C. Provide alternative direction, such as requesting further information on a specific topic, or making changes to the proposed map amendment

3. BACKGROUND

The application proposes additional mixing of multi-unit residential development along highway 359 in Centreville. This area has a mixture of land uses and a variety of zones, both residential

and commercial. This road is designated as a Major Collector Road, and residential development continues in Centreville, with new subdivision roads being added in recent years.

The Centreville community went through a Secondary Planning Strategy (SPS) process in the early 2000's, which reinforced the community's priority for residential development, over other forms of development such as commercial or industrial uses. The community identified a vision and many goals for maintaining and improving the availability and access to parks, open space and recreation opportunities.

4. INFORMATION

The property is relatively flat, and is currently occupied by an existing detached house, which is accessed by a driveway from Lydiard Road. The property is approximately 1.1 acres in size, and is located adjacent to several other Residential Medium Density (R4) Zone properties. These properties were previous development projects built by the applicant, and continue to be owned and operated by the applicant.

Staff contacted other municipal and provincial departments for comments on the proposed rezoning.

- NSDTIR had no concerns regarding the adequacy of the surrounding road network, or access/egress from the site.
- EPW – confirmed that the property has access to the municipal sewer system, but the area is serviced by individual on-site wells.
- Development Control – did not anticipate any barriers to development under the proposed Residential Medium Density (R4) Zone. Based on the available information, it was determined that the maximum number of dwelling units that could be accommodated on the subject site would be 17 units. This is the **maximum** number of units that *could* be allowed, provided all of the Land Use Bylaw requirements under the Residential Medium Density (R4) Zone are met.

A Public Information Meeting was held on Tuesday, February 21, 2017 at 7:00 p.m. in the Centreville Community Hall at 1951 Highway 359, Centreville, NS. There were 9 members of the public as well as the District Councilor Pauline Raven. A member of the Centreville Area Advisory Committee, Jim Hoyt, was also in attendance. Questions were generally focused around what types of buildings are proposed, and how many units are possible. The applicant provided answers to these questions, indicating his intent to build single level rental units, primarily for seniors. See Appendix B for detailed meeting notes.

5. POLICY REVIEW – LUB amendments

5.1 Enabling Policy

The Municipal Planning Strategy enables Council to consider rezoning from the Residential Single Dwelling (R1) Zone to another urban residential zone. The applicant requested to go

from the Residential Single Dwelling (R1) Zone to the Residential Medium Density (R4) Zone which is enabled through the following MPS policy 2.4.3.4:

Council may consider rezoning land from R1 to any other urban residential zone subject to the policies of this Section (2.4) and the policies for amending the Land Use Bylaw contained in Part 6 of this Strategy.

5.2 Urban Residential Objectives

As per the enabling policy, staff determined the proposal to be consistent with Section 2.4 of the MPS, specifically with regards to the following objectives:

2.4.1.1 To promote quality residential development.

- ➔ Existing development by the applicant has been attractive and quality additions to the Centreville area.

2.4.1.2 To enhance the visual and social character of existing residential neighbourhoods.

- ➔ The rezoning would allow for a range of rental accommodations which can benefit a diverse social makeup and serve a range of demographics

2.4.1.3 To foster residential infilling and efficient development of serviced land.

- ➔ The site is within the Centreville Growth Centre and has access to municipal sewer. The proposal would also re-purpose a large existing lot for infill development.

2.4.1.5 To encourage and provide for a wide range of residential accommodations and a variety of neighbourhoods.

- ➔ The applicant intends to focus on senior rentals on this property. This model would increase the types of housing available within the Centreville Growth Centre.

2.4.1.7 To promote the harmonious integration of a variety of housing types and residential densities within neighbourhoods.

- ➔ In addition to creating new accommodations in the Centreville Growth Centre, the R4 zone will enable flexibility for a variety of housing types.

2.4.1.9 To provide for higher density housing opportunities close to commercial and community services.

- ➔ The subject property is near the centre of the community and has close access to commercial uses and many community facilities, including a wide range of recreation opportunities.

5.3 General LUB amendment Policies

The proposal meets the general criteria in Section 6.2.2.1 (Appendix C), contemplated for all rezoning applications in terms of the cost incurred to the Municipality, the availability of municipal sewer, the site's location and proximity to other facilities, road network, distance from watercourses, and compatibility with the existing neighbourhood.

5.4 Centreville Secondary Planning Strategy

The Centreville area is serviced by private wells, and not a central water system. The area has been studied for other larger proposals where ground water quantity has been a concern. The Secondary Planning Strategy (SPS) allows Council, through the PAC to request a water assessment for re-zoning to a higher density residential zone as shown:

2.10.3.13.2.1 Council, through its Planning Advisory Committee, may request a Water quality/quantity assessment be conducted prior to a rezoning to any higher residential density, any commercial rezoning or any industrial rezoning.

The applicant has indicated his adjacent developments have significantly more than enough water from their wells. Staff do not expect the proposed re-zoning to warrant a ground water study, but the option is available.

The proposal is in keeping with the overall intent of the Centreville SPS as it relates to new residential development. The proposed re-zoning would be sewer serviced, located on a major collector road, and offer additional housing types to the growth centre. This infill project, which helps to preserve woodland and open spaces, may help achieve many of the goals and objectives in the Centreville SPS, which place a great deal of importance on the tourism and recreation opportunities that are important to this community.

6. CONCLUSION

The proposed rezoning represents continued growth of the applicant's successful rental accommodations in Centreville. Previous developments demonstrate the quality of the applicant's residential projects. In terms of planning criteria, the proposal is consistent with the Urban Residential Objectives of the Municipal Planning Strategy and is consistent with the general criteria for rezoning, as well as many of the goals in the Centreville SPS.

7. STAFF RECOMMENDATION

Staff recommend that the Centreville Area Advisory Committee forward a positive recommendation by passing the following motion.

The Centreville Area Advisory Committee recommends that the Planning Advisory Committee recommends that Municipal Council give First Reading and hold a Public Hearing regarding the map amendment to the Land Use Bylaw to rezone the property at 1852 Highway 359 (PID 55054787) in Centreville, from the Residential Single Dwelling (R1) Zone to the Residential Medium Density (R4) Zone as described in Appendix D of the report dated April 5, 2017.

8. APPENDIXES

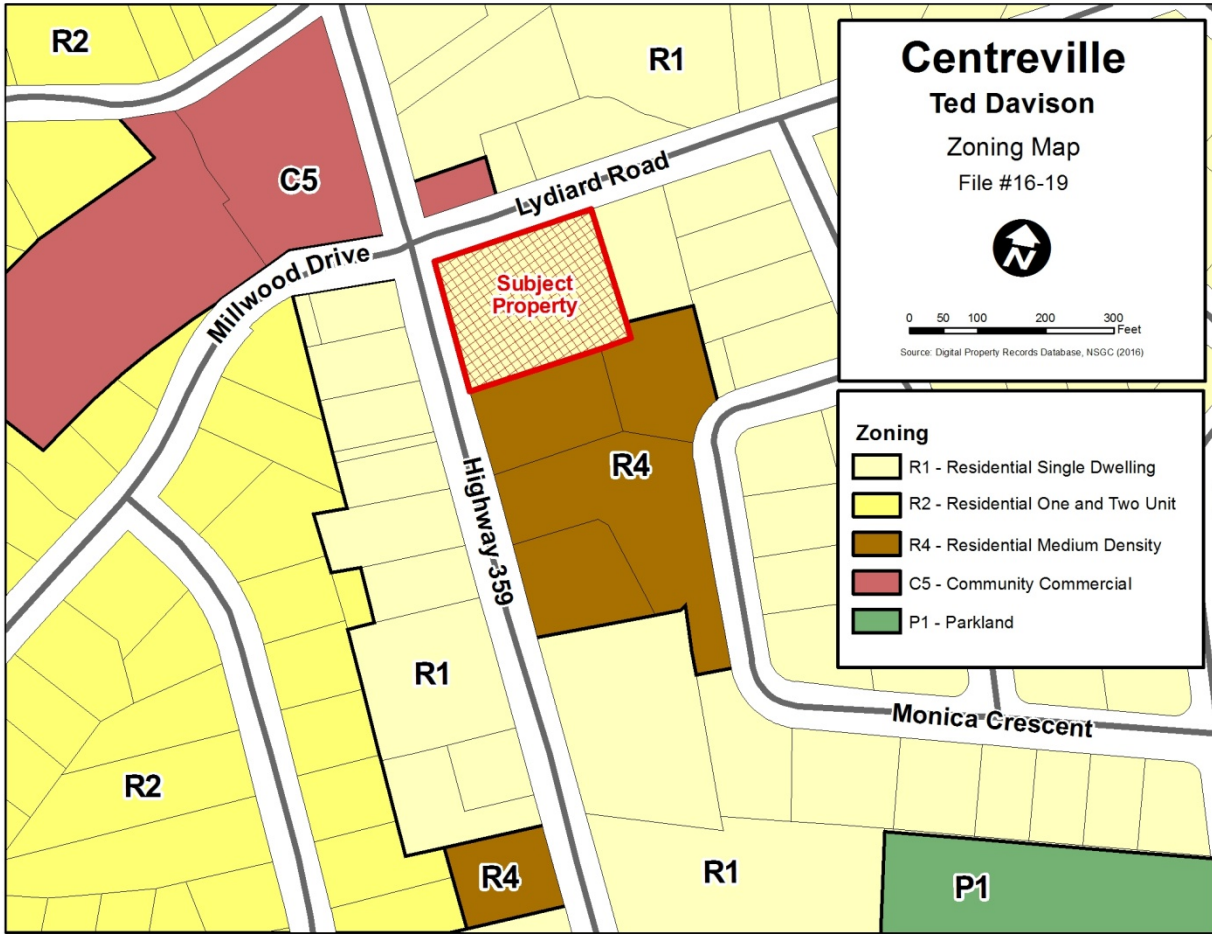
Appendix A – Reference Zoning Map

Appendix B – Notes from the February 21, 2017 Public Information Meeting

Appendix C – General Policies

Appendix D – Proposed Land Use Bylaw Map Amendment

Appendix A
Reference Zoning Map



Appendix B
Notes from the February 21, 2017 Public Information Meeting

MUNICIPALITY OF THE COUNTY OF KINGS
PLANNING AND DEVELOPMENT SERVICES
PUBLIC INFORMATION MEETING NOTES

**Planning Application to Allow Higher Density Residential Uses at
1852 Highway 359, Centreville (File 16-19)**

<i>Meeting, Date and Time</i>	A Public Information Meeting was held on Tuesday, February 21, 2017 at 7:00 p.m. in the Centreville Community Hall, 1951 Highway 359, Centreville, NS.
<i>Attending</i>	In Attendance:
<i>Planning Advisory Committee Members</i>	Councillor Pauline Raven – District 2
<i>Centreville Area Advisory Committee Members</i>	Jim Hoyt
<i>Planning Staff</i>	Mark Fredericks – GIS Planner
<i>Applicant</i>	Ted Davison and Mary Lou Davison
<i>Public</i>	9 Members
<i>Welcome and Introductions</i>	The Chair, Councillor Pauline Raven, called the meeting to order, introductions were made and the members of the public were welcomed to the meeting. The Public Information Meeting provides an opportunity for the public to express concerns and/or receive clarification on any aspect of the proposal. No evaluation has been completed and no decisions have been made at this point.
<i>Presentation</i>	<p>Mark Fredericks provided a brief overview of the planning process and the criteria that will be used to evaluate the application from Ted Davison. The proposal is to rezone the property at 1852 Highway 359 in Centreville (PID 55054787) from the Residential Single Dwelling (R1) Zone to the Residential Medium Density (R4) Zone. The proposed rezoning would permit higher density residential uses on the subject property.</p> <p>Ted Davison added that they are looking to respond to a growing demand for single level rental units, primarily marketed towards seniors.</p>
<i>Comments from the Public</i>	Following the presentation, the floor was opened for comments from the public to which Mark Fredericks and Ted Davison responded.

Mike Sweeney asked about the potential number of units that could fit on the property under the R4 Zone.

Mark Fredericks responded that this calculation will be done during the review process, and can be included in the report. Ted Davison also indicated that they were not looking to build out to the properties' maximum capacity.

Jonathan Newell, neighbour across the street, asked for some more information, but he was not able to stay for the whole meeting. He requested that the Planner follow up on a phone message he left that evening.

Mike Sweeney added his support for the proposed rezoning.

Paul Barkhouse asked about water availability.

Mark Fredericks responded that this will be considered as part of the review process with NS Department of Environment. Ted Davison also added that the existing wells are producing 25 gallons per minute.

Glenda Sweeney asked if Ted Davison will keep the existing house on the property.

Ted Davison and Mary Lou Davison responded that they had no immediate plans to remove the house. They are hoping to work with it and will consider developing around the existing house.

Jim Hoyt arrived after the presentation and asked what zone is being considered, and what the applicant is intending to build.

Ted Davison responded with his requested R4 Zone, for the purpose of building single level rental units, primarily for seniors.

Adjournment

There being no further discussion, the Chair thanked those in attendance and adjourned the meeting at 7:30 p.m.

Mark Fredericks
Recording Secretary

Appendix C
General Land Use Bylaw Amendment Criteria – MPS 6.2.2.1

In considering amendments to the Land Use Bylaw, in addition to all other criteria as set out in various policies of this Strategy, Council shall be satisfied:

Criteria	Comments
<i>a. the proposal is in keeping with the intent of the Strategy, including the intent of any Secondary Planning Strategy, and can meet the requirements of all other Municipal Bylaws and regulations</i>	
<i>b. that the proposed rezoning is not premature or inappropriate by reason of:</i>	
<i>i. the financial capability of the Municipality to absorb any costs related to the development of the subject site</i>	The proposed development is not expected to incur costs to the Municipality
<i>ii. the impact on, or feasibility and costs of, sewerage and water services if central services are to be provided, or adequacy of physical site conditions for private on-site sewer and water systems</i>	Access to existing municipal sewer service is available and has sufficient capacity for this development. On-site wells are the proposed water source.
<i>iii. the potential for creating, or contributing to, a pollution problem including the contamination of watercourses</i>	There are no pollution concerns posed by the proposal.
<i>iv. the adequacy of storm drainage and the effect on adjacent uses</i>	Existing storm drainage appears adequate. Future development may require new storm water drainage plans
<i>v. the adequacy and proximity of school, recreation, and any other community facilities</i>	The property is centrally located in the community of Centreville, which includes many community facilities, and recreation opportunities
<i>vi. the adequacy of street or road networks in, adjacent to, or leading to the subject site</i>	NSTIR expressed no concerns posed by the road network
<i>vii. the potential for the contamination of a watercourse due to erosion or sedimentation</i>	Contamination of watercourses is not anticipated.
<i>viii. creating extensive intervening parcels</i>	The proposal will not create a scattered

<i>of vacant land between the existing developed lands and the proposed site, or a scattered or ribbon development pattern as opposed to compact development</i>	development pattern. The proposal is infilling of an existing neighborhood.
<i>ix. traffic generation, access to and egress from the subject site, and parking</i>	NSTIR expressed no concerns posed by the access and egress from the subject site
<i>x. incompatibility with adjacent uses and the existing development form of the surrounding area</i>	The proposed R4 Zone is consistent with the surrounding area, and is not expected to generate compatibility issues
<i>xi. the potential for overcrowding on lakeshores or the reduction of water quality</i>	Not applicable
<i>xii. the potential for contamination of, or interference with a designated groundwater supply protection area</i>	The site is not designated as a water supply zone
<i>c. the proposed site is suitable for development in terms of steepness of grades, soil and geological conditions, location of watercourses, marshes, swamps, or bogs and proximity of highway ramps, railway rights-of-way and other similar factors that may pose a hazard to development</i>	The area appears to have stable ground, suitable for additional development.

**Appendix D
Proposed Land Use Bylaw Map Amendment**

THE MUNICIPALITY OF THE COUNTY OF KINGS

AMENDMENT TO BYLAW #75

COUNTY OF KINGS LAND USE BYLAW

**Proposed map amendment to rezone property at 1852 Hwy 359, Centreville PID 55054787
from Residential Single Dwelling (R1) to Residential Medium Density (R4) Zone**

BYLAW #75

1. Amend LUB Schedule 4g, the Zoning map for the Growth Centre of Centreville, by rezoning property at 1852 Hwy 359, Centreville PID 55054787 from Residential Single Dwelling (R1) to Residential Medium Density (R4) Zone, as shown on the inset copy of a portion of Schedule 4g below.

