



**Subject:** *PLN24-012 The Shaw Group Ltd: MPS and LUB Amendments*  
**To:** CAO for Planning Advisory Committee, March 18, 2025  
**Date Prepared:** March 5, 2025  
**Related Motions:** PAC24(2) and C24(4)  
**Prepared by:** Debbie Uloth, Community Planner II  
**Approved by:** John Woodford, Director of Planning and Development

### Summary

The Municipality has received an application from the Shaw Group Ltd. to change the land use designation of a portion of PID 45086980 from Industrial Commercial (IC) Designation to Medium Density Residential Neighbourhood (MR) Designation and rezone the same portion of PID 45086980 from Industrial Commercial (IC) Zone to the Townhouse (R2-T) Zone. The purpose of the application is to allow for the construction of four, 8-unit stacked townhouse buildings. The application site is located on a 1 hectare portion of land with frontage on Church Street, Lantz. The application also requests changes to the stacked townhouse provisions.

A public information meeting (PIM) for the application was held on February 4, 2025. Notes from the meeting have been attached as Appendix C.

### Financial Impact Statement

There is no immediate financial impact from the recommendations in this report. A fiscal impact analysis will be completed for the final staff report.

### Recommendation

That Planning Advisory Committee recommends that Council give first reading to the application from The Shaw Group Ltd. and authorize staff to schedule a public hearing.

### Recommended Motion

*Planning Advisory Committee recommends that Council:*

- *give first reading to 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; for the purpose of enabling a public hearing and authorize staff to schedule a public hearing.*

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## Background

Planning staff received an application from the Shaw Group Ltd. in December 2024. The application proposes to change the Generalized Future Land Use Designation of a portion of lands identified as PID 45086980 from Industrial Commercial (IC) Designation to Medium Density Residential Neighbourhood (MR) Designation and rezone the same portion of PID 45086980 from Industrial Commercial (IC) Zone to the Townhouse (R2-T) Zone. Changing the land use designation and zone would then allow the applicant to apply for site plan approval for four, 8-unit stacked townhouse buildings, for a total of 32 dwelling units. The application also requests changes to the stacked townhouse provisions. The purpose of the application is to create affordable housing for future Shaw Brick employees and their families.

The subject property is currently a part of the existing brick plant that is regulated by a development agreement. If the application is approved, the subject lands will be subdivided from PID 45086980 and the development agreement will have to be removed from the new lot. A subsequent report to discharge the existing agreement will come forward at a future date, depending on the results of the current application.

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## Discussion

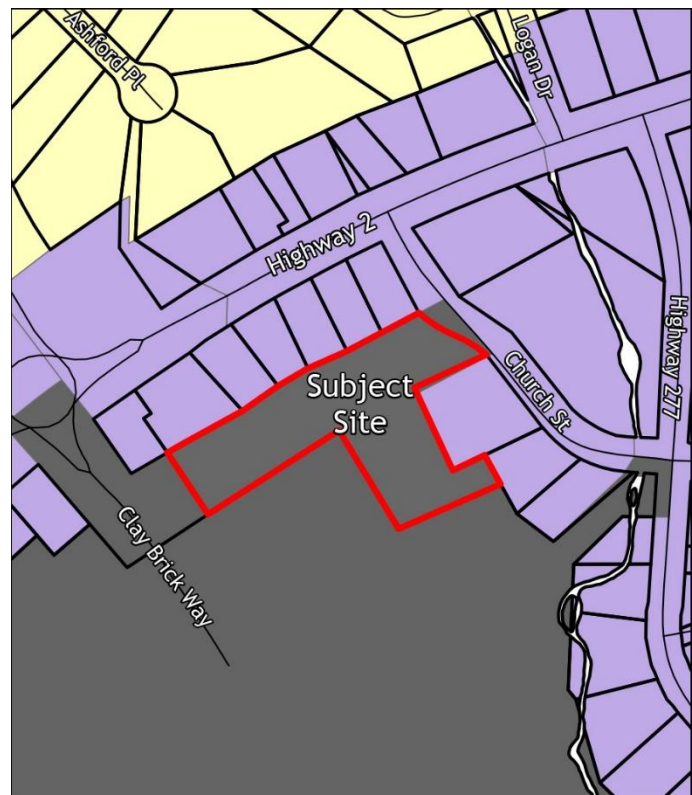
### SUBJECT PROPERTY

The subject site is shown on the map to the right and is identified as a portion of PID 45086980, which is the location of the Shaw Brick Plant. The total area of the subject property is 44.1 hectares but the area of land being redesignated and rezoned is approximately 1 ha (2.6 acres).

The property is designated and zoned Industrial Commercial (IC). To the south of the area proposed to be redesignated and rezoned is the Anglican Church which is zoned Village Core (VC) Zone. To the north and east are Village Core (VC) Zoned lands and to the west is the remainder of the brick plant, which is zoned Industrial Commercial (IC). The area of land to be developed has approximately 46 m of frontage on Church Street.

### DEVELOPMENT PROPOSAL

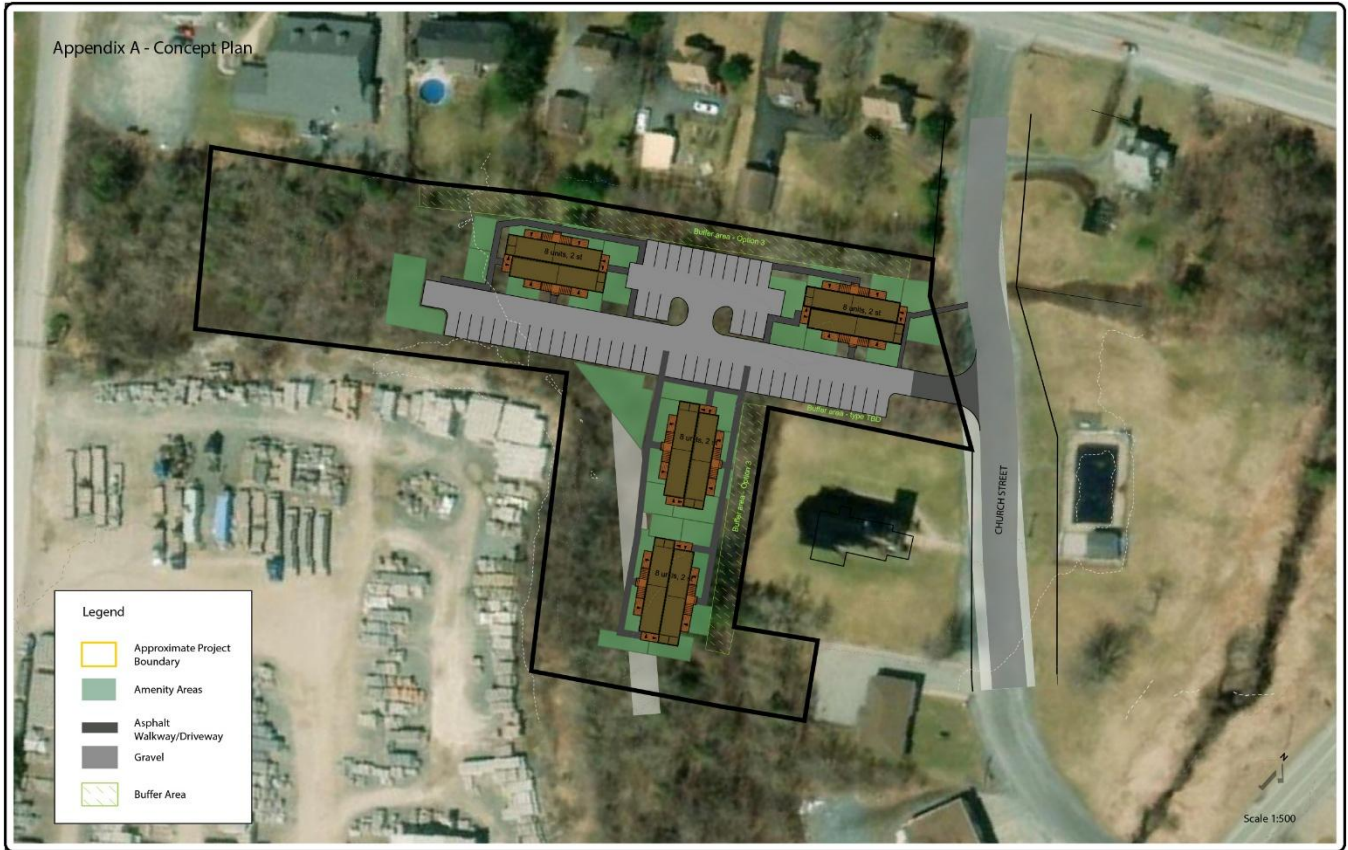
The purpose of this application is to amend the Municipal Planning Strategy and Land Use Bylaw to allow for the development of four, 8-unit stacked townhouse buildings. A concept plan of the proposed development is shown on the following page and is attached as Appendix A. In addition to the mapping 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. The applicant has provided concept images of the proposed development, which have been

attached as Appendix B.

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 other requirements of the Land Use Bylaw, such as setbacks from property lines, height of buildings, maximum number of dwelling units, and more.

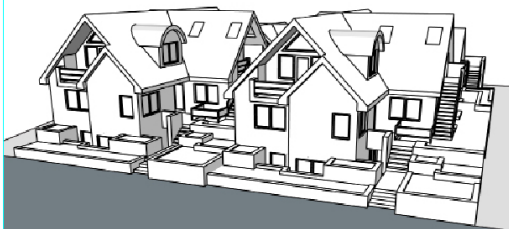


### PROPOSED LUB AMENDMENTS

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.



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
<b>A</b> Minimum Lot Area	800 m <sup>2</sup>	800 m <sup>2</sup>	1,000 m <sup>2</sup>
Minimum Lot area per dwelling unit	270 m <sup>2</sup>	150 m <sup>2</sup>	180 m <sup>2</sup>
<b>B</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.
<b>C</b> 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%	Grade: 30%	Grade: 30%
	Above Grade: 10%	Above Grade: 10%	Above Grade: 10%
Maximum Number of Joined Dwelling Units	6	6	8

### POLICY ANALYSIS

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.

The applicant has submitted a Traffic Impact Statement, prepared by WSP, for the proposed development. It has been attached as Appendix D. The Statement concludes that “Site generated trips are not expected to have any significant impact to levels of performance on adjacent streets and intersections or to the regional street system.” Staff have requested comments from Nova Scotia Public Works.

Municipal Infrastructure and Operations has provided comments on the application. Sewer and water capacity will be determined at the time of site plan approval and as part of site plan approval the applicant will have to submit a detailed stormwater management plan.

### CITIZEN ENGAGEMENT

Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application. An advertisement outlining the application and indicating that it had been received and was under review by staff was placed in the *Chronicle Herald* in December 2024. A Public Information Meeting (PIM) was held on February 4<sup>th</sup> at the Lloyd E. Matheson Centre. Notes from the meeting have been attached as Appendix C.

Comments from the public information meeting included concerns about parking on Church Street adjacent to the Lantz outdoor pool. Concerns were also expressed from residents living on Highway 2 that back on to the proposed development.

A questionnaire for the application will be mailed to residents within 300 m of the application site. The results of the questionnaire will be included in the final staff report.

### STRATEGIC ALIGNMENT

The 2021-2024 East Hants Strategic Plan identifies ‘Strong Community’ as one of the four areas of strategic focus. The proposed development provides for the creation of affordable worker housing, which helps to support a strong community.

#### LEGISLATIVE AUTHORITY

The legislative authority is set out in the Municipal Government Act, Part VIII. This part of the MGA sets out the process for MPS and LUB amendments to be considered and for consideration of a development agreement.

#### FINANCIAL CONSIDERATIONS

A fiscal impact analysis will be completed for the final staff report.

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## Alternatives

Planning Advisory Committee could recommend not to proceed with the application.

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## Attachments

Appendix A - Concept Plan

Appendix B - Concept Images of Proposed Development

Appendix C - Public Information Meeting Notes

Appendix D - Traffic Impact Statement







Appendix B - Concept Images of Proposed Development



*[See separate file]*



*Appendix D - Traffic Impact Statement*

*[See separate file]*