



**Subject:** *PLN24-012 The Shaw Group Ltd: MPS and LUB Amendments*  
**To:** CAO for Planning Advisory Committee, May 13, 2025  
**Date Prepared:** May 7, 2025  
**Related Motions:** PAC25(2), C25(4), PAC25(29), C25(111)  
**Prepared by:** Debbie Uloth, Community Planner II  
**Approved by:** John Woodford, Director of Planning and Development

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### 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 of the Land Use Bylaw.

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

First reading of the proposed amendments took place at the March 26<sup>th</sup> meeting of Council.

### Financial Impact Statement

A fiscal impact analysis has been completed by Municipal Finance staff. The results of the analysis indicate that there would be an annual approximate fiscal benefit to the Municipality of \$27,187.

### Recommendation

That Planning Advisory Committee recommends that Council give second reading and approve the application from The Shaw Group Ltd.

### Recommended Motion

*Planning Advisory Committee recommends that Council:*

- *give second reading and approve 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*
- *give second reading and approve text amendments to the stacked townhouse definition and provisions in the Land Use Bylaw.*

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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.

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## Discussion

### SUBJECT PROPERTY

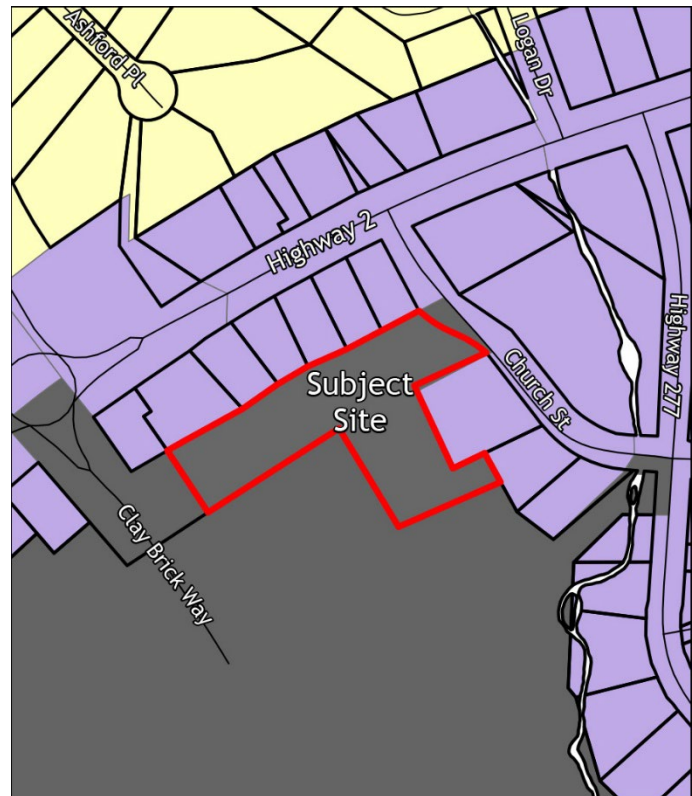
The subject site is shown on the map to the right and is identified as a portion of PID 45086980, which is the location of the Shaw Brick Plant. The total area of the subject property is 44.1 hectares but the area of land being redesignated and rezoned is approximately 1 ha (2.6 acres).

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 and approximately 40 m of frontage on Clay Brick Way.

### DEVELOPMENT PROPOSAL

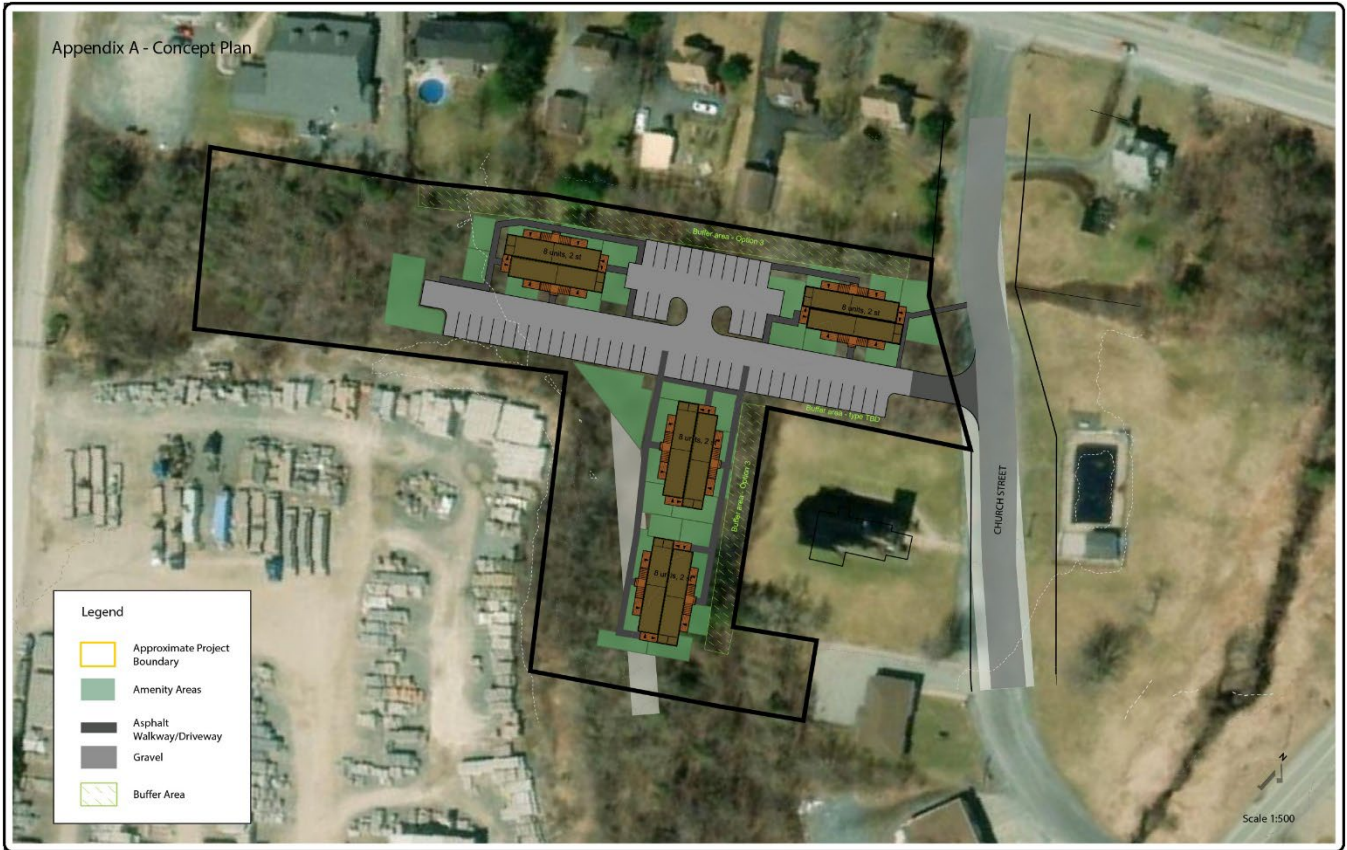
The purpose of this application is to amend the Municipal Planning Strategy and Land Use Bylaw to allow for the development of four, 8-unit stacked townhouse buildings. A concept plan of the proposed development is shown on the following page and is attached as Appendix A. In addition to the mapping 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. During the site plan approval process, the applicant will have to provide details on the buffering from neighbouring residential uses, details regarding common and private amenity space, and the applicant will have to provide 1.5 parking stalls for every dwelling unit and an additional visitor parking stall for every 7 dwelling units.

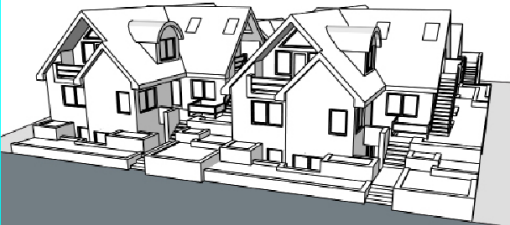


PROPOSED LUB AMENDMENTS

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  Corner lot: 20 m	Interior lot: 6 m per unit  Corner lot: 9 m per unit	Interior lot: 9 m per ground floor <i>street facing</i> unit or a minimum of 18 m, <i>whichever is greater.</i>  Corner lot: 11 m per <i>street facing</i> unit or a minimum of 20 m, <i>whichever is greater.</i>
<b>C</b> Minimum Front Yard	Provincial Street: 5 m Municipal Street: 4.5 m	Provincial Street: 5 m Municipal Street: 3.5 m	Provincial Street: 6 m Municipal Street: 6 m
Minimum Flankage Yard	5 m	5 m	5 m
Minimum Side Yard	Common Wall: 0 m Detached: 3 m	Common Wall: 0 m Detached: 3 m	Common Wall: 0 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

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.

Staff believe the application is in the best interest of the Municipality because it supports a local business by providing an opportunity for the applicant to construct affordable housing that supports their employees. The location of the site will allow employees to walk to work and it allows for future residents of the townhouses to walk to local amenities, such as the outdoor pool, restaurant, and local store.

Under the current IC Zone regulations the subject site could be cleared, leveled and the industrial nature of the site could expand into the currently treed area. The R2-T Zone would also permit the subject site to be developed but the development would be residential rather than industrial in nature.

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.*” Nova Scotia Public Works has commented that they have no concerns and additional information will be required at the site plan approval stage. The proposed development will have to comply with the minimum parking requirements of the Land Use Bylaw, which is 1.5 parking stalls per dwelling unit and an additional visitor parking stall for every seven dwelling units.

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.

The Chignecto-Central Regional Centre for Education has indicated the following student enrollment projections.



GRADE	NUMBER OF STUDENTS
PP-5	16 Low Yield to 25 High Yield
6-8	6 Low Yield to 10 High Yield
9-12	6 Low Yield to 10 High Yield
<b>Total Student Yield</b>	<b>= 28 to 45 new students</b>

CCRCE indicated that according to the bus policy, students from the proposed development attending Maple Ridge Elementary would not qualify for a bus to the elementary school because they are closer than 1.6 km from the school.

The applicant has noted that the dwelling units are proposed to be a mixture of one and two bedroom dwelling units.

The Lantz Volunteer Fire Department has not commented on the application.

A fiscal impact analysis has been completed by Municipal Finance staff. The results of the analysis indicate that there would be an approximate annual fiscal benefit to the Municipality of \$27,187. The fire rate coming from the development would be approximately \$7,040, going to the Lantz Volunteer Fire Department annually.

#### CITIZEN ENGAGEMENT

Planning staff have complied 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 was mailed to residents within 300 m of the application site. There were 363 questionnaires mailed and 22 responses received. The results of the questionnaire have been provided to PAC members for their consideration. In general, some of the residents have the following concerns:

- The impact of traffic congestion on Church Street and Highway 2.
- The impact of this development and surrounding developments in Lantz, including but not limited to, condition of roads from construction, waste and construction debris, impact on sewer and water systems, construction equipment on sidewalks, etc.
- Loss of privacy for residents living along Highway 2.
- There are existing sewer problems in the area and there have been sewer backflow issues in Lantz.
- Lack of crosswalks to get across Highway 2.
- Concerns with parking on Church Street.
- Lantz is losing its rural appeal.
- There is a lack of parks and trails in the area.
- Would like to have a vegetative buffer maintained between the homes along Highway 2 and the proposed development.
- Some residents felt that East Hants is being greedy by allowing for more development and the Municipality doesn't know what it is doing.
- Affordability of the units are a concern.
- Impacts of increased population on soft services such as doctors, shopping, etc.

Some respondents are in favour of the application and one resident indicated that The Shaw Group created Lantz for their employees and this is just history repeating itself. They also indicated that the development should not be stopped.

A public hearing notice will be placed in the May 7<sup>th</sup> and 14<sup>th</sup> editions of the Chronicle Herald, the notice is also posted on the Municipal website, and on social media. A public hearing notification letter was mailed to property owners and residents within 300 m of the subject property indicating the time, date, and location of the public hearing.

#### 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 has been completed by Municipal Finance staff. The results of the analysis indicate that there would be an approximate annual fiscal benefit to the Municipality of \$ 27,187.

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## Alternatives

Planning Advisory Committee could recommend refusal of 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 E - Policy Analysis
- Appendix F - Fiscal Impact Analysis
- Appendix G - Amendment Sheets





*Appendix B - Concept Images of Proposed Development*





*[See separate file]*

*[See separate file]*

Policy	Comments
<p><b>MPS Policy Criteria</b></p> <p>IM13 Council shall consider map amendments to this Strategy when:</p> <ul style="list-style-type: none"> <li>a) A request is received for a zoning amendment that is not consistent with this Strategy's maps, but is consistent with the intent of this Strategy.</li> <li>b) Where the boundaries of the comprehensively planning area are altered.</li> <li>c) Where a request for a comprehensive development district is made and it is not already designated as such; and studies show that the intent of the Strategy could be met through said proposal.</li> <li>d) The boundaries of the planning area are altered.</li> <li>e) Housekeeping amendments are warranted.</li> </ul>	<p>The applicant has requested a mapping amendment that is not consistent with the GFLUM but is consistent with the intent of the Strategy because they are providing an affordable housing form to their employees'. The applicant is proposing to redesignate and rezone a portion of PID 45086980 to allow for the development of stacked townhouse units to support the housing needs of employees' of the Shaw brick plant.</p>
<p><b>Land Use Bylaw Amendment Criteria</b></p> <p>IM14 It shall be the policy of Council to consider amendments to the Land Use Bylaw provided the amendment is consistent with the intent of the Municipal Planning Strategy.</p>	<p>The applicant is seeking a mapping amendment to the Municipal Planning Strategy. A request for rezoning and for text amendments to the stacked townhouse requirements is being sought concurrently.</p>
<p>IM15 It shall be the policy of Council to consider an application for an amendment to the Land Use Bylaw only if the application has identified a proposed use for the property. Council shall give consideration to both the proposed use and to the impact of other uses permitted in the requested zone.</p>	<p>The applicant has identified the proposed use of the subject site. The applicant is proposing to implement the Medium Density Residential Neighbourhood (MR) Designation and the Townhouse (R2-T) Zone, which will permit the applicant to subdivide the subject site from the main property and construct approximately 32 townhouse dwellings. A concept plan has been provided to show the potential layout of the development. Although a concept plan has been provided, if approved the applicant does not have to construct what is shown on the plan but does have to meet the requirements of the Subdivision Bylaw and Land Use Bylaw.</p>
<p>IM16 It shall be the policy of Council to consider an application for amendment to the Land Use Bylaw only if the site meets all of the lot size and zone standards for the zone sought.</p>	<p>The area of the subject site exceeds the minimum size requirements for the Townhouse (R2-T) Zone. If the proposed amendments to the stacked townhouse provisions are also approved then the subject site will also be able to accommodate stacked townhouses.</p>
<p>IM17 Council shall consider the Land Use Bylaw Amendments within the applicable Generalized Future Land Use designation as subject to the policies of this Strategy</p>	<p>This LUB mapping amendment is enabled by Policy IM13 as outlined in the Municipal Planning Strategy.</p>
<p>IM18 Council shall, in considering amendments to the Land Use Bylaw, in addition to all other criteria as set out in the policies of this Strategy, have regard for the following matters:</p>	



a) Whether the proposed development is in conformance with the intent of this Strategy and with the requirements of all other Municipal Bylaws and regulations as applicable matters.	Yes, the application is enabled by Policy IM11 and IM13 of the Municipal Planning Strategy.
b) Whether Planning Staff have initiated a review of this Strategy, or any of the Official Community Plan documents.	The application was put forward by the property owner. Planning Staff did not initiate the review.
IM19 Council shall consider if the proposal is premature or inappropriate by reason of:	
a) The financial capability of the Municipality to absorb any costs relating to the development.	A fiscal impact analysis has been completed by Municipal Finance staff. The results of the analysis indicate that there would be an approximate annual fiscal benefit to the Municipality of \$ 27,187. Calculations in the analysis is an estimate only based on potential property assessment values as a result of development and current tax rates. Actual property values will not be known until PVSC undertakes an assessment of the future developed land.
b) The adequacy of municipally approved water and wastewater services or if services are not provided, the adequacy of physical site conditions for private on-site septic and water system. Council shall consider comments from the Municipal Infrastructure and Operations Department or Nova Scotia Environment as applicable.	Water and wastewater capacity will be determined at time of site plans approval.
c) The adequacy and proximity of school, recreation, and any other community facilities. Council shall consider comments from Municipal departments and the appropriate School Board as applicable.	<p>The Chignecto-Central Regional Centre for Education has provided student projections for the local schools and have not indicated any concerns. CCRCE also indicated that according to their bus policy students from the development would not qualify for a bus to the elementary school because they are closer than 1.6 km from the school.</p> <p>The applicant has notes that the dwelling units are proposed to be a mixture of one and two bedroom dwelling units.</p>
d) The potential for significantly reducing the continuation of agricultural land uses.	Not applicable.
e) The adequacy of existing or proposed road networks in, adjacent to, or leading to the development and ability of the proposed development to satisfy applicable stopping sight distances. Council shall consider comments from the appropriate Municipal Engineer and/or Nova Scotia Transportation and Infrastructure Renewal.	No new road networks are being proposed. Nova Scotia Public Works has indicated that they do not have any traffic-related concerns regarding the proposed development. A Traffic Impact Statement has been prepared by the applicant.
f) The potential for the contamination of watercourses or the creation of erosion or sedimentation. Council shall consider comments from relevant Provincial Departments as applicable.	There are no major watercourses on the subject lands. A stormwater management plan and lot grading plans will have to be completed for the development of the lands.

g) Creating a leap frog, scattered, or ribbon development pattern as opposed to compact and orderly development.	The subject land is currently zoned Industrial Commercial (IC) Zone and is part of the Shaw Brick property. Although, there are no other lands zoned Townhouse (R2-T) Zone within 400 m of the subject lands, the surrounding Village Core (VC) Zoned land does permit multi-unit development but not in the townhouse or stacked townhouse format. The proposed location of the new R2-T Zone is a more appropriate location than the current IC Zone. The IC Zone would allow the expansion of the brick yard into the same area that is being considered for residential development.
IM20 Council shall consider if the proposed development is shown on a professionally drawn site plan as being in compliance with the applicable sections of the Subdivision Bylaw, with the following matters of the Land Use Bylaw:	The applicant has provided a concept plan for the proposed development. It should be noted that if the mapping amendments are approved the applicant does not have to construct what is shown on the concept plan and may instead change the layout of the subject site.
a) Type of use.	If the proposed stacked townhouse amendments are approved at the same time of the mapping amendments the applicant would like to construct four, 8-unit stacked townhouse units. However, the applicant also has the ability to construct cluster townhouse units.
b) Number of buildings.	Approximately 4.
c) Yard setbacks.	Yard setbacks will have to comply with the Land Use Bylaw.
d) Height, bulk, stepback requirements, and lot coverage of any proposed structures.	The height, bulk, setback, and lot coverage requirements will have to comply with the Land Use Bylaw regulations.
e) External appearance of any structures where design standards are in effect.	The buildings will have to adhere to any design requirements identified as part of the Townhouse (R2-T) Zone provisions.
f) Street layout and design.	No new streets are proposed as part of the application.
g) Access to and egress from the site, parking.	Access to and from the site is proposed to be from Church Street; the lot also has frontage on Clay Brick Way. Both streets are owned by NSPW.
h) Open storage and outdoor display.	No commercial open storage or outdoor display is proposed as part of the application.
i) Signage.	Any future signage will have to comply with the LUB requirements.
j) Similar matters of planning concern.	N/A
IM21 Council shall consider the suitability of the proposed site in terms of the environmental features of the site, particularly susceptibility to flooding and other nuisance factors, and where applicable, comments from relevant Provincial Departments concerning the suitability of the site for development.	The subject site is currently undeveloped and is treed. Planning staff are not aware of flood issues related to the subject site. A stormwater management plan and a lot grading and drainage plan are required for the site to be developed.
IM22 Council shall consider the provision of buffering, screening, and access control to minimize potential incompatibility with adjacent and nearby land uses, rail lines and traffic arteries.	The R2-T Zone requires buffering and screening where a property abuts a Residential Neighborhood Zone, Residential Neighborhood Zone use, institutional use, or agricultural use. The concept plan shows proposed buffering; however, further details of the buffering will be determined during the site plan approval review.

IM23	Council shall consider the extent to which the proposed development, where applicable, provides for efficient pedestrian circulation and integrates pedestrian walkways and sidewalks within adjacent developments.	The nearest sidewalk to the subject site is along Highway 2. The applicant has shown walkways connecting the dwelling units to the common parking area and a walkway connecting to Church Street. No new public streets or sidewalks are proposed as part of the development.
IM24	Council shall consider the proposed development is shown to manage stormwater on-site in a manner which does not negatively impact on other properties.	A detailed stormwater management plan will be required at the time of site plan approval.
IM25	Council shall consider massing, and compatibility of the proposed development's external appearance with adjacent buildings by means of design features, roof type, exterior cladding materials, and overall architectural style that is reasonably consistent with the style and character of the community or compliments the character of the community.	The proposed townhouses will have to comply with any design requirements identified by the Townhouse (R2-T) Zone provisions.
IM26	Council shall consider the following matters in Growth Management Areas and other areas where applicable to determine if the proposed development contributes to a favourable community form, and the proposed development's ability to:	
a)	Provide for efficient pedestrian movement into, out of, and within the development, especially between commercial and residential neighbourhoods, as well as the ability for pedestrian routes to link with existing sidewalks, active transportation routes and walking trails on abutting lands to provide for a cohesive network of same.	<p>A walkway is proposed to connect the development with Church Street. Church Street is owned by NSPW and there is no sidewalk along the street. The proposed development site is approximately 70 m from Highway 2 where there is an existing sidewalk along the north side of the Highway. The closest sidewalk across Highway 2 is located as part of the roundabout.</p> <p>The applicant also indicated that they would build a walkway connecting residents and future employees of the brick plant to their place of work.</p>
b)	Council shall consider, where appropriate, the impact of the development on the comfort and design of proposed streets and existing street users. This shall include whether the proposed development is humanscaled, is easily accessible to active transportation users, and if it promotes visual variety and interest for active transportation users.	<p>There are no new streets proposed as part of the application. There is a potential for congestion on Church Street on the weekends or during the evening hours if there is on street parking from the nearby restaurant or outdoor pool. The concept plan for the proposed development shows the minimum number of required parking stalls.</p> <p>Townhouse units are considered to be human-scaled.</p>
RD27.	Council shall establish the Townhouse (R2-T) Zone, whose purpose and general zoning provisions shall be consistent with the specified intent of creating multiple unit development styles. Where appropriate, this zone may also be used to create transition areas between both multiplex and single and two unit dwellings.	The purpose of zoning the site as R2-T is to permit an affordable housing style that would not otherwise be permitted in the current Industrial Commercial (IC) Zone or in the neighbouring Village Core (VC) Zone. The intent of the stacked houses is to provide affordable housing to future employees of the Shaw brick plant. The current site is within walking distance to the plant so future employees do not require a vehicle to commute to work.



RD29.	In considering expansions to existing Medium Density Residential Neighbourhood (MR) designated areas or establishing new Medium Density Residential Neighbourhood (MR) designations, Council shall have regard to the following:	
a)	The impact of the proposal on community character and form.	Many of the buildings in this area of Lantz are constructed of brick. However, the concept plans do not show the proposed townhouse units clad in brick. Therefore, the design of the proposed townhouses may not match the surrounding community. However, the R2-T Zone does not require brick cladding and the units are intended to provide affordable housing to future brick plant employees and brick is more expensive than other materials.
b)	Consider the remaining supply of land available for multiple unit residential development and the anticipated rate of the development.	There are no other lands zoned Townhouse (R2-T) within 400 m of the subject property; however, the adjacent Village Core (VC) Zone does permit multiplexes but not townhouse developments. The proposed townhouses are intended to be an affordable housing option.
c)	If the proposal helps create contiguous areas of compatible residential or mixed use character.	The proposal does lend itself to the mix of uses taking place in the Lantz village core. Residents of the proposed development will be able to walk to the outdoor pool, restaurant, convenience store, post office, and more. The development will also provide density to help support the local businesses.
d)	Whether the lands abut lands zoned Townhouse (R2-T) Zone, or a compatible higher density zone.	The subject site abuts lands zoned Village Core (VC) Zone, which permits multiple unit developments between 8 to 12 units.
e)	Whether abutting lands were zoned Two Dwelling Unit Residential (R2) at the time of the adoption of this strategy and its Land Use Bylaw.	The abutting lands were not zoned R2 but some of the abutting lands are zoned Village Core (VC) Zone, which permits multiple unit development.
f)	Whether the lands are within a 5 minute walk (400m) from existing multiple unit residential areas.	Yes, the subject site is adjacent to lands that allows for multiple unit development.
g)	Whether the lands are within a 5 minute walk (400m) from major residential or collector roads	Yes, Highway 2 is within 400 m of the subject site.
h)	Whether the lands are within a 5 minute walk (400m) from village cores, commercial, community or institutional uses or nodes.	Yes, the subject site is adjacent to the Village Core (VC) Zone.
i)	Traffic impacts of the proposal, and the adequacy of transportation routes.	NSPW has indicated that they have no concerns with the proposed development.
j)	The proposed road layout.	No new roads are being proposed as part of the application.
k)	Consider the fiscal impact on the municipality of as a result of the delivery of services and infrastructure	A fiscal impact analysis has been completed by Municipal Finance staff. The results of the analysis indicate that there would be an approximate annual fiscal benefit to the Municipality of \$ 27,187.
l)	The ability to provide “soft” services such as schools, police, and fire protection.	The Lantz Volunteer Fire Department did not respond to the request for comments. CCRCE indicated that according to the bus policy students from the proposed development attending Maple Ridge Elementary would not qualify for a bus to the elementary school because they are closer than 1.6 km from the school. CCRCE has also provided student projections for the proposed development.

m)	Identify the environmental impacts which may occur as a result of increased development activity.	Although the site is zoned Industrial Commercial (IC) Zone and the land is part of the Shaw Brick property, the subject site is currently treed. As part of the application the majority of trees will be removed from the property. However, under the current zone the property owner would be permitted to remove the existing trees and use the land for industrial purposes. Staff are not aware of any flood risks associated with the subject site.
n)	The ability to provide adequate recreation and open space opportunities.	If approved, the applicant will have to comply with the amenity space requirements, as required by the Land Use Bylaw. Both private and common amenity space is required. In addition, across Church Street is land owned by Lantz Recreation Society, where an outdoor pool is located.
o)	Whether the other identified matters of planning concern as applicable are satisfied.	NA
p)	The proposal satisfies the evaluative criteria for Land Use Bylaw amendments as outlined in Part E of this Strategy.	Policies in Part E of the Strategy have been reviewed as part of the Policy Analysis.

## Appendix H - Fiscal Impact Analysis

PLN24-012 - The Shaw Group Limited				
Type of Construction (Residential/Commercial)	Assessment	Per Unit Price	Unit of Measurement	Total
<b>Estimated Assessed Value</b>				
Residential	\$ 4,400,000			
Commercial	\$ -			
Total	\$ 4,400,000			
Residential Taxes per Assessed Value		\$ 0.2866		\$ 12,610.40
RCMP Services		\$ 0.2213		\$ 9,737.20
Mandatory Provincial Contribution (Library, Social Family, Corrections, School Education)		\$ 0.2871		\$ 12,632.40
Fire Rates		\$ 0.1600		\$ 7,040.00
Urban Service Rates Residential (includes sidewalks and streetlight rates) plus Sportsplex Rate		\$ 0.1100		\$ 4,840.00
Wastewater Management Fee (Based on avg annual consumption) - Household		\$ 360.00	32 Dwelling Units	\$ 11,520.00
Total Tax Revenue per Year (Excludes Infrastructure Charges)				\$ 58,380.00
<b>General Tax Rate Expenses</b>				
Mandatory Provincial Contribution (Library, Social Family, Corrections, School Education)				\$ 12,632.40
<b>Urban Service Rate Expenses</b>				
Cost of providing Waste Water Services per Year - Household	\$ 360.00		32 Dwelling Units	\$ 11,520.00
<b>Fire Expenses</b>				
Fire Rates				\$ 7,040.00
Total Tax Revenue from Development				\$ 58,380.00
Total Cost of Providing Services to Proposed Development per Year				\$ 31,192.40
Financial Benefit to the Municipality				\$ 27,187.60



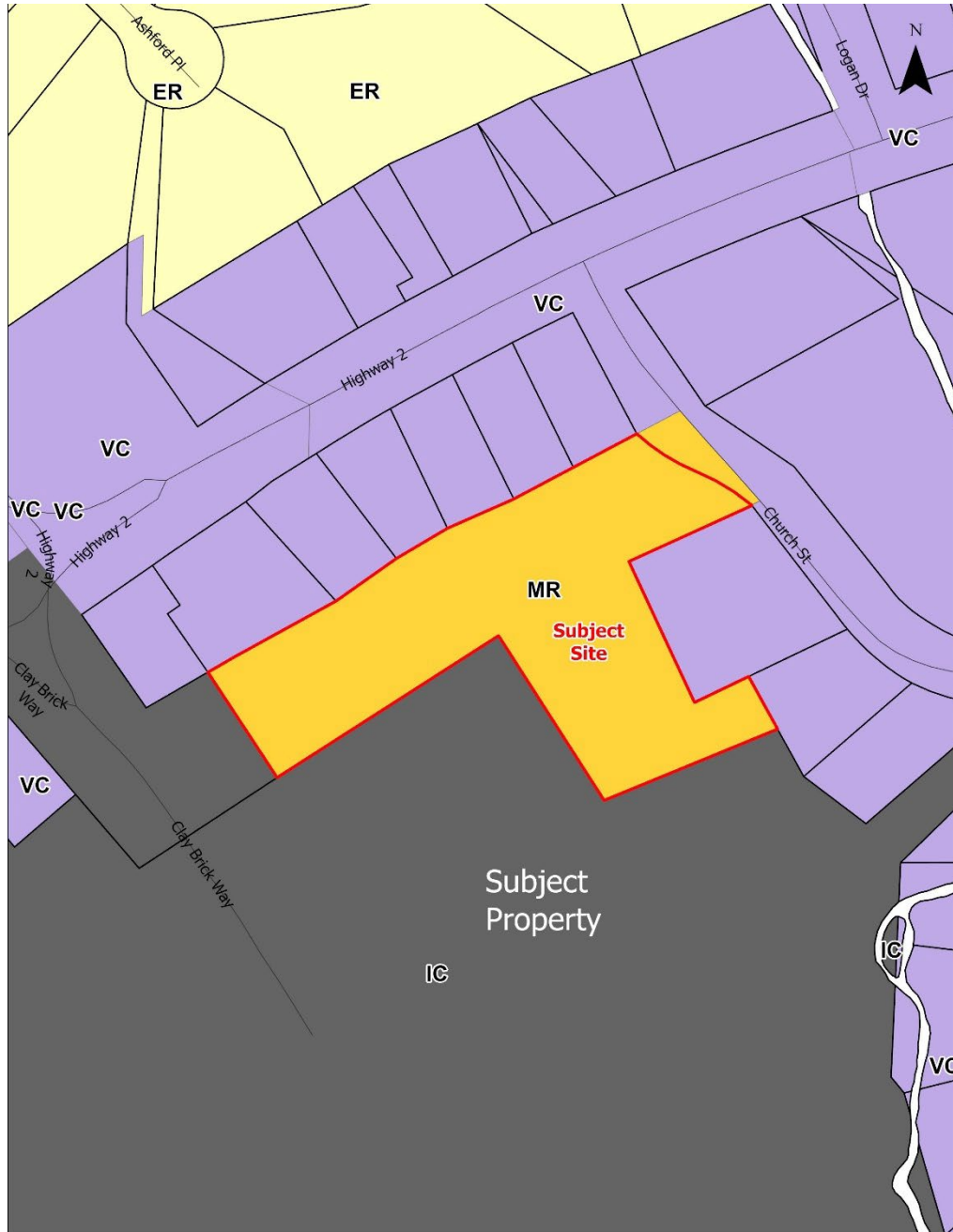
## Appendix G - Amendment Sheets

The Municipality of East Hants  
Official Community Plan  
Municipal Planning Strategy

### Generalized Future Land Use Map 1: South Corridor & Commercial Growth Management Area

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The GFLUM designation of a portion of PID 45086980, shown on the Generalized Future Land Use Map 1: South Corridor & Commercial Growth Management Area, is changing from Industrial Commercial (IC) Designation to Medium Density Residential Neighbourhood (MR) Designation.



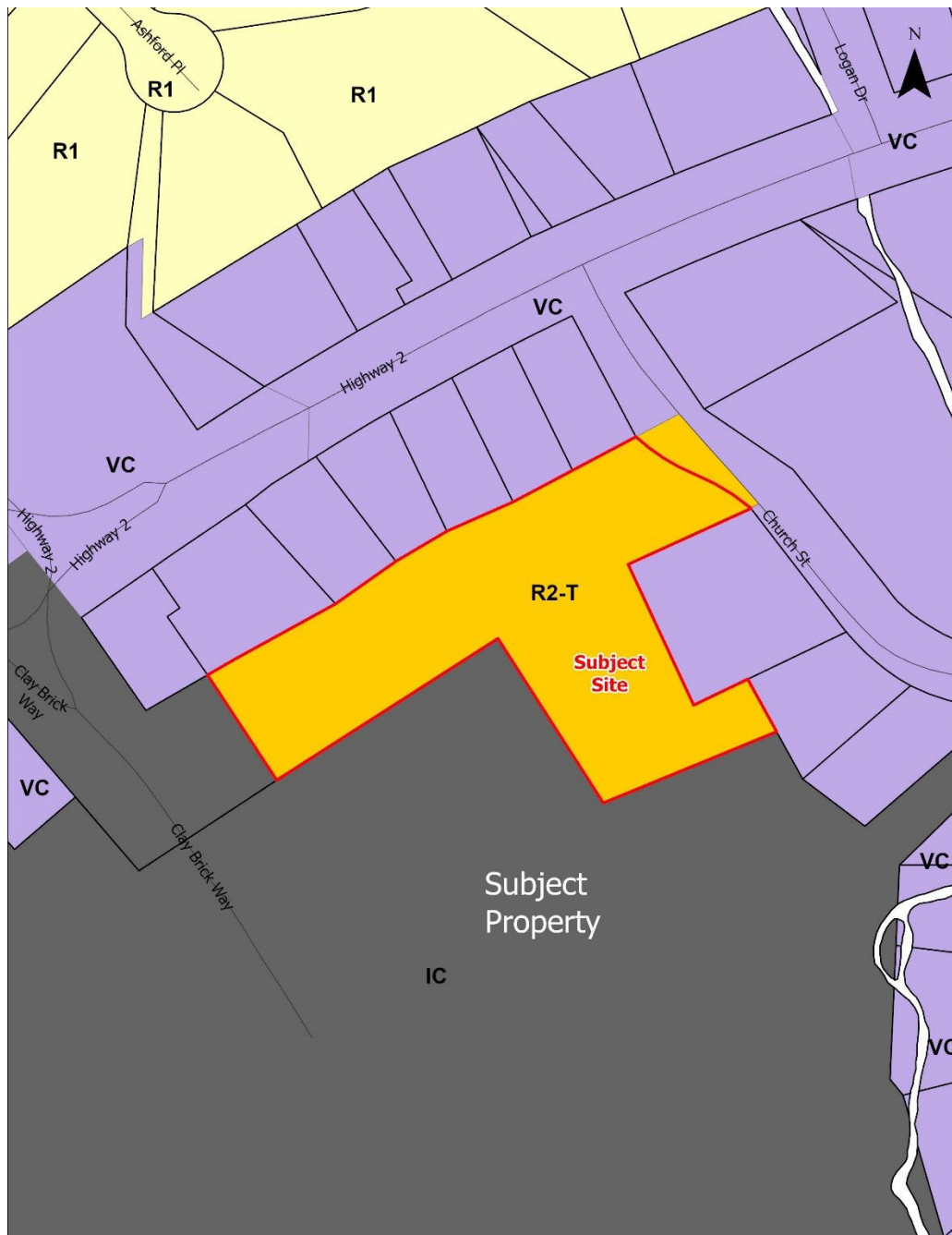
## Amendment Sheet

The Municipality of East Hants  
Official Community Plan  
Land Use Bylaw

### Land Use Bylaw Map 1: South Corridor & Commercial Growth Management Area

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The land use zone of a portion of PID 45086980, Lantz, shown on the Land Use Bylaw Map 1: South Corridor & Commercial Growth Management Area, is being rezoned from Industrial Commercial (IC) Zone to the Townhouse (R2-T) Zone.



## Amendment Sheet

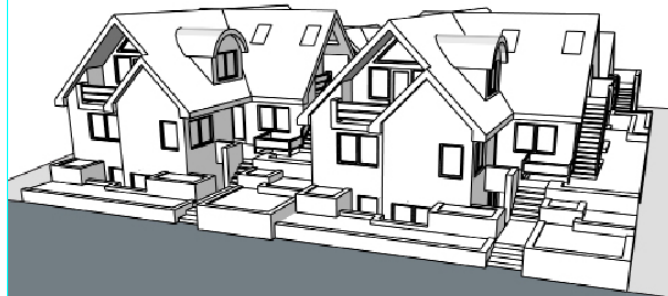
The Municipality of East Hants  
Official Community Plan  
Land Use Bylaw

### Land Use Bylaw - Part 2: Definitions

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The definition of Dwelling, Townhouse (Stacked) of the Land Use Bylaw is amended by adding the green bold italicized text and removing the red struck-through text:

**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.



## Amendment Sheet

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### Land Use Bylaw - Part 7: Mixed Use Zones

Section 7.3.2. Requirements for Townhouse Developments of the Land Use Bylaw is amended by adding the green bold italicized text:

#### 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  Corner lot: 20 m	Interior lot: 6 m per unit  Corner lot: 9 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: 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 Municipal Street: 4.5 m	Provincial Street: 5 m Municipal Street: 3.5 m	Provincial Street: 6 m Municipal Street: 6 m
Minimum Flankage Yard	5 m	5 m	5 m
Minimum Side Yard	Common Wall: 0 m Detached: 3 m	Common Wall: 0 m Detached: 3 m	Common Wall: 0 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