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| **Document #** |
| **Approved** |
| **Date** |
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| **Discussion Session** |  |
| **Agenda** |  |
| **Committee** |  |
| **Other** |  |

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| REQUEST FOR DECISION |
| SUBMITTED BY: | Connor MacQuarrie, Planner / Development Officer  |
| DATE: | March 24, 2025 |
| SUBJECT: | 2nd Consideration - Rezoning of 169 Hollingsworth Drive  |

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| **ORIGIN** |

An application was received on December 3rd, 2024, for a rezoning of the property located at 169 Hollingsworth Drive, PID 60045176 (the “subject property”). The subject property is currently zoned as Single Unit Residential (R1), and the owners are requesting to rezone the property to Two Unit Residential (R2) to enable a conversion from the existing single unit dwelling to a two-unit dwelling. The requested zoning will require a map amendment to the Zoning Map of the Land Use By-law (LUB).

The application briefing and Planning Analysis Report went to Council on January 13th, 2025 (Document #25-003) and February 24th, 2025 (Document #25-003A) respectively.

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| **RECOMMENDATION** |

Staff recommend that Town Council for the Town of Bridgewater give second consideration to the proposed map amendments of the Land Use By-law as contained in Appendix A.

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| **BACKGROUND** |

Staff submitted an application briefing to Council on January 13th, 2025 and scheduled a Public Participation Meeting on January 29th, 2025, however the meeting was cancelled due to lack of registration. An advertisement notifying the community about the public hearing was placed in the January 22nd, South Shore Breaker. On January 17th, 2025 staff notified property owners within 30m (100m) of the subject property and invited them to attend the public participation meeting, in accordance with Section 1.8 of the Land Use By-law. Two (2) members of the public met with staff to discuss their concerns.

Staff submitted a planning analysis report to Council on February 10th, 2025, which reviewed the application against the Town’s planning policies and included results from the Public Participation Meeting and draft map amendments to the Land Use By-law. At this meeting, Council scheduled a Public Hearing and final considerations of the proposed amendments to take place on March 10, 2025 in accordance with section 205 of *the Municipal Government Act*, which states:

*205 (1) A council shall adopt, by by-law, planning documents.*

*(2) A by-law adopting planning documents shall be read twice.*

*(3) Before planning documents are read for a second time the council shall holds public hearing.*

The resolution from the March 10 Council meeting states:

*that Town Council for the Town of Bridgewater give First Reading of By-law No 222, a By-law to amend the Land Use By-law to enable the rezoning of 34 Foley’s Lane from the R1 Zone to the R2 Zone, and as contained in Appendix “A”, and give notice of intention to conduct Second and Final Reading of the same at the March 24, 2025 Council meeting; and further that Council schedule a Public Hearing for March 24, 2025 during the regular meeting of Council.*

Staff placed advertisements notifying the community of the Public Hearing and final consideration of the proposed amendments in the South Shore Breaker on March 12, and on the Town website on March 7, in accordance with section 206 (1) of the *Municipal Government Act*, which states:

*206 (1) Prior to holding a public hearing required under this Part, the clerk shall provide notice of the public hearing at least fourteen days before the date of the public hearing by either*

*(a) placing the notice in a newspaper circulating in the municipality, inserted at least once a week, for two successive weeks; or*

*(b) posting the notice on the municipality’s website.*

*(2) A notice of a public hearing posted under clause (1)(b) must include the date the notice is posted and remain posted until the public hearing has been completed*

This application is in line with the Province’s Statement of Provincial Interest on housing – “To provide housing opportunities to meet the needs of all Nova Scotians”.

Therefore, all the statutory and policy requirements laid out in the *Municipal Government Act*, the Municipal Planning Strategy and the Land Use By-law have been met.

In summary:

Dec 3, 2024 Application received by the Planning Department

Jan 13, 2025 Application briefing delivered to Council

Jan 17, 2024 Notification to property owners within 30m(100ft) of subject property re: PPM

Jan 22, 2025 Notification in South Shore Breaker notifying community of proposed

 amendments and PPM

Jan 29, 2025 Public Participation Meeting Scheduled, cancelled due to lack of registration

Feb 24, 2025 Planning Analysis Report submitted to Council. Council gives notice of

 intention to amend the LUB and schedules a Public Hearing for March 24

Mar 7, 2025 Public notice re: Public Hearing appears on Town’s Website (Mar 7 – 24)

Mar 12, 2025 Public notice re: Public Hearing appears in South Shore Breaker (Mar 12 - 26)

Mar 24, 2025 Public Hearing and final consideration of proposed amendments to the LUB

 (Appendix A)

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| **DISCUSSION** |

The Planning Analysis report (Document #25-003A) provides discussion regarding the proposed amendment to the LUB.

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| **IMPLICATIONS** |

***Financial/Budget***

N/A

***Legal***

N/A

***Strategic Priorities / Work Program***

Land use and development control is one of the core responsibilities of the Community Development Department. The following documents are relevant:

Municipal Planning Strategy

Land Use By-law

***Accessibility/EDI***

The proposed development would be constructed as per the accessibility requirements in the Building Code.

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| **OPTIONS** |

1. Council give second and final consideration to the proposed map amendment of the Land Use By-law as contained in Appendix A and schedule a Public Hearing. (**Recommended**)
2. Deny the request for first consideration of the proposed map amendment.

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| **COMMUNICATONS**  |

A Public Participation Meeting was scheduled for January 29, 2025 as per the requirement of the Municipal Government Act Section 205(4). Comments were allowed to be submitted to the Community Development Department separate from the meeting and staff met with two (2) members of the public to note their concerns.

A Public Hearing is required in accordance with Section 206 of the Municipal Government Act, following first consideration of the proposed amendments.

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| **ATTACHMENTS** |

Appendix A – Proposed Amendment to the Land Use By-law (2014)

Appendix B – Proposed Amendments to the Land Use By-law (2014), By-law Form

**Appendix A**

Proposed Amendment to the Land Use By-law (2014)

1. That the following land use zone changes be made to the Land Use By-law Zoning Map

Figure 1: Rezone 169 Hollingsworth Drive from Single Unit Residential (R1) to Two Unit Residential (R2)



**PUBLIC PARTICIPATION MEETING conducted on**: Scheduled January 29, 2025. Meeting was cancelled due to lack of registration.

**FIRST READING conducted on**: February 24, 2025

**PUBLIC HEARING conducted on**: March 24, 2025

**SECOND AND FINAL READING conducted on**:

**Appendix B**

Proposed Amendments to the Land Use By-law (2014), By-law Form

**Town of Bridgewater**

**By-law**

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| **Title:**Amendments to the Land Use By-law By-law (2024) |
| **By-Law number**Bylaw Chapter 223 | **Legislative authority:****Municipal Government Act**, Section 205 |
| **Effective date:**  | **Amended date:**N/A |

**Be it enacted** by the Council of the Town of Bridgewater, under the authority of Section 205 of the Municipal Government Act, as follows:

**Title**

This By-law is titled Amendments to the Municipal Planning Strategy and Land Use By-law (2024)

**Purpose**

The purpose of these amendments is to rezone the property at 169 Hollingsworth Drive from the Single Unit Residential (R1) Zone to the Two Unit Residential (R2) Zone.

**Part 1: Amendments to the Land Use By-law**

**Zoning Map:** amendment to rezone 169 Hollingsworth Drive, PID 60045176, from the Single Unit Residential (R1) Zone to the Two Unit Residential (R2) Zone, as seen in Appendix A.