



**To:** Mayor Gilroy and Members of Council  
**Submitted By:** Glen Boone, Director of Development and Planning  
**Date Submitted:** June 18, 2026  
**Subject:** **Second Reading – By-law to Amend the Land Use By-law 26-06 to rezone PID 25236910, located at 20 McFarlane St., Springhill from the Lower Density Residential (RLow) Zone to the Multi-unit Residential (RMul) Zone.**

**Origin:** On March 05, 2026, Planning staff received an application from Springhill Baptist Church to rezone PID 25236910, located at 20 McFarlane Street, Springhill, from Lower Density Residential zone to the Multi-unit Residential (RMul) zone to enable the development of two triplex buildings on the subject property.

PID	Location	Current Zone	Proposed Zone	Proposed Use
25236910	Springhill	Lower Density Residential (RLow) Zone	Multi-unit Residential (RMul) Zone	Muti-unit dwellings.

**Legislative Authority:** MGA PART VIII PLANNING AND DEVELOPMENT

*MGA Section 205: Requirements for Adoption of Planning Documents*

*MPS Policy 5-35 Council shall consider proposals to rezone lands in the Residential designation to any other zone permitted in that designation. Council shall not approve a rezoning unless council is satisfied;*

- (a) If the proposed change is not prohibited by any other policy in this Plan;*
- (b) The purpose of the proposed zone as described in the respective policy creating that zone, is consistent with the location and characteristics of the lands and with the proposed use of the lands*
- (c) The proposal meets the general criteria for amending the land use bylaw, set out in Policy 6-19.*

**Recommendation:** That Council approve Second Reading of the By-law to Amend the Land Use By-law 26-06 to rezone PID 25236910, 20 McFarlane St., Springhill from Lower Density Residential (RLow) Zone to the Multi-unit Residential (RMul) Zone.

**Background:** The subject property, located in Springhill on McFarlane Street, is 1576sqm of vacant land in the Lower Density Residential (RLow) Zone. The subject property is located in a primary residential area, adjacent to various other residential zones. As the property is located in Springhill, water and wastewater services are available for the proposed development, subject to approval from the MCC Public Works Dept.

The proponent is looking to rezone the property to Multi-unit Residential, to enable the development of two 3-unit buildings, totaling 6 dwelling units on the property. Each unit is intended to be a one-bedroom unit, approximately 400sqft (37.2 sqm) in size. Each unit will have a 7'x7' resin shed and a small deck on the front and back end of the units. The proponent is proposing designated parking stalls for each unit. Parking stalls are intended to be 6m in width, exceeding the required 2.5m in width. The stalls were designed intentionally large as the units are intended to accommodate senior living. While the units are not exclusively designated for seniors, the units are designed especially for senior living.

**Discussion:** The Multi-Unit Residential Zone, once in effect, would allow the proposed development through site plan agreement. A site plan agreement allows staff to make additional or varying existing development requirements to reflect a site-specific context. A site plan agreement, once signed by the property owner, is subject to a 14-day appeal period. Residents within 30m of the proposed development will be mailed notice of the proposed site plan, on receipt of said notice, the appeal period commences. Appeal for a site plan agreement must be due to a conflict with policy and are heard by Council.

The parking requirement for the proposed use would require 7 parking spaces, however as the parking space accommodates the residential units and would be large enough to accommodate additional parking if needed, staff would vary the parking requirements to allow 6 spaces as opposed to 7 spaces, at the site plan agreement stage.

The proposed use addresses an important housing need in Springhill, housing specifically for seniors. As previously mentioned, while the units are not exclusive to senior residents, they are intentionally designed with seniors in mind. This project increases the supply of housing that provides an independent level of care to senior, as an alternative to fully assisted living facilities, while accommodating and addressing some of the barriers to aging in place. Staff feel not only this rezoning is appropriate, but the proposed development is also important for supporting the diversification of housing stock in Springhill.

Overall, the location is very walkable to the downtown core and community amenities such as groceries, a pharmacy and community recreation facilities.

**Financial Implications:** The redevelopment of the property will result in a property re-assessment. Further to the potential property tax implications, creating housing specifically designated to senior residents allow residents to “downsize” their home, which can result in an increase in housing supply market for Springhill.

**Environmental Implications:** No environmental concerns at this time.

**Community Engagement:** A Public hearing was held in accordance with the MGA on June 17, 2026. A Notice was placed on the Municipal Website two weeks prior to the scheduled date. Furthermore, a notice was placed in The Chronicle Herald, and a Planning Notice Sign was placed on the property.

Prior to the hearing, a member of the public contacted staff to gain further information on the proposed development and to inquire about the time and date of the public hearing. No input or concerns were provided to staff at this time.

One member of the Public spoke to Council at the Public Hearing regarding concerns with the development. They had some preliminary concerns towards the character of the proposals and the potential tenant mix, however after learning of the Church’s involvement in the project and the intention to market to seniors, the resident expressed support for the proposal.

**Alternatives:**

- Council may defer the issue to a later date,
- Request further information or
- Reject the proposed amendment based on conflict with a policy in the Municipal Planning Strategy.

**Attachments:**

Attachment A: Zoning Map Change  
Attachment B: Aerial and Street Images  
Attachment C: Concept Site Plan  
Attachment D: Concept Floorplan and Elevations  
Attachment E: Policy Review  
Attachment D: Email from Resident

**Attachment A: Zoning Map Change**



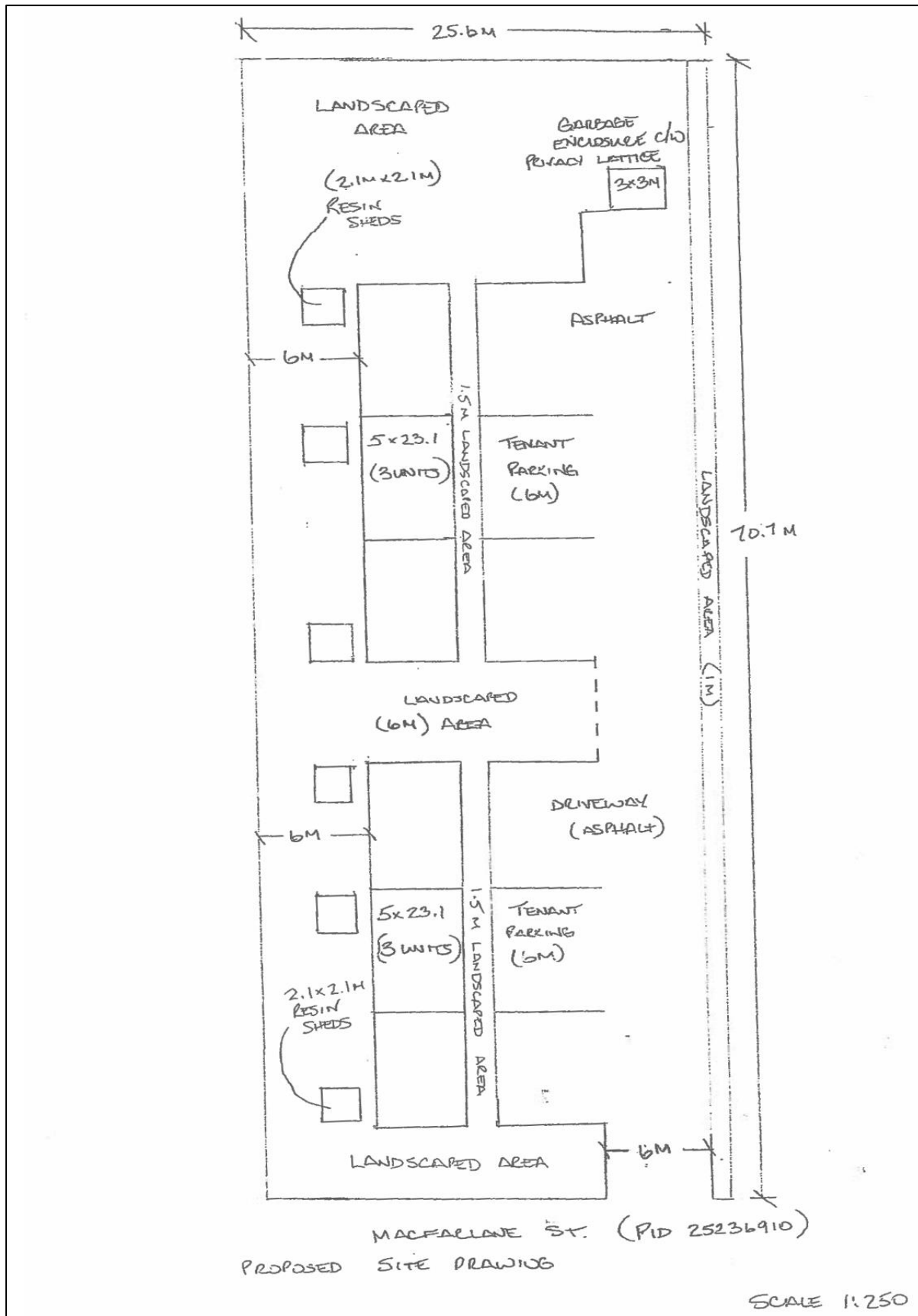
**Changes to**



**Attachment B: Aerial and Street Images**



**Attachment C: Concept Site Plan and Elevations**



**Attachment D: Concept Floorplan and Elevations**



**Attachment E: Policy Review**

The following is an analysis of the MPS policies which enable the rezoning of the subject property and the LUB requirements for permitting the proposed development.

<b>MPS Policy 5-9 Council shall consider proposals to rezone lands in the Residential Designation to any other zone permitted in that designation. Council shall not approve the rezoning unless council is satisfied.</b>	
<b>Requirement</b>	<b>Comment</b>
<i>(a) The proposed change is not prohibited by any other policy in this plan.</i>	Not prohibited
<i>(b) the purpose of the proposed zone is consistent with the location and the characteristics of the lands;</i>	Proposed zone consistent with location and characteristics of the lands.
<i>(c) The Proposal meet the general criteria for amending the Land Use Bylaw, set out in Policy -19</i>	Criteria met, see analysis below

<b>MPS 6-19 Council shall not amend the Land Use By-law or approve a development agreement unless Council is satisfied with the proposal.</b>	
<b>Requirement</b>	<b>Comment</b>
<i>(a) Is consistent with the intent of this Municipal Planning Strategy</i>	Yes, rezoning is consistent.
<i>(b) Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.</i>	Does not Conflict
<i>(c) Is not premature or inappropriate due to:</i>	
<i>(i) The ability of the Municipality to absorb the public costs related to the project.</i>	No public costs related to project.
<i>(ii) Impacts on existing drinking water supplies, both private and public.</i>	Site is to be serviced by central MCC Water. No concerns at this time.
<i>(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services</i>	Site has existing connections to Municipal Central Water and Sewer. No concerns regarding adequacy or capacity at this time.

<p><i>(iv) The creation of any excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal</i></p>	<p>No anticipated traffic concerns at this time. The property has an existing driveway that is suitable for the proposed use. There is a potential for driveway location to shift slight, MCCDPW has reviewed the request on a preliminary basis, and has not noted any concerns with the proposed driveway shift. There may be a requirement for infrastructure</p>
<p><i>(v) The adequacy of fire protective services and equipment;</i></p>	<p>Fire and protective services are adequate.</p>
<p><i>(vi) The adequacy and proximity of schools and other community facilities.</i></p>	<p>Within walking distance to several community amenities, located along Main Street, Springhill.</p>
<p><i>(vii) The creation of a new or worsening of a known pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses.</i></p>	<p>No pollution problems worsened by the proposed development.</p>
<p><i>(viii) The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i></p>	<p>No changes to the building footprint are proposed, therefore there are no changes anticipated with respect to the Stormwater drainage on the site.</p>
<p><i>(ix) Impacts on sensitive environments, as identified on Schedule B</i></p>	<p>No sensitive environments identified.</p>
<p><i>(ixA) Impacts on wildlife corridors</i></p>	<p>None identified.</p>
<p><i>(x) Impacts on known habitat for species at risk</i></p>	<p>None identified</p>
<p><i>(xA) risks presented by geohazards</i></p>	<p>None identified</p>
<p><i>(xi) the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility right-of-way.</i></p>	<p>Site is suitable, site is not located within a watercourse buffer or coastal elevation.</p>
<p><i>(xii) negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.</i></p>	<p>No anticipated negative impacts towards existing businesses in the surrounding community.</p>

**LUB 13.4.1 Where a zone permits grouped dwellings, multi-unit dwellings, or townhouse dwellings by site plan approval, the Development Officer shall approve a site plan where the requirements of this Land Use By-law and the following matters have been addressed:**

<b>Section</b>	<b>Comment</b>
Blank walls shall not be permitted at grade along any street frontage.	No blank walls are located along street.
Except for those located below a height of 1.8 metres, decks shall not be permitted within 10 metres of any lot line adjacent to a single-unit dwelling, duplex dwelling, or two-unit dwelling existing at the time of site plan approval application	Any decks proposed would be located below the 1.8m height requirement.
All utility equipment shall be enclosed within a building or screened from the street. Utility equipment includes, but is not limited to, utility boxes, meters, and air compressors.	Compliance shown in Site plan
Enclosed facilities for solid waste shall be provided for the use of residents. These facilities shall accommodate the required waste stream collection (e.g. garbage, compost, recycling) provided in the municipality at the time of permitting. These may be provided as a central collection point or, where appropriate, individual facilities for each dwelling unit.	Compliance shown in Site plan
Adequate access shall be provided to the solid waste collection facilities.	Compliance shown in Site plan



**Council  
Second Reading  
Date of Meeting: June 24, 2026**

<p>Areas not used for structures, solid waste handling, automobile parking and circulation, or pedestrian walkways shall be landscaped. Such landscaping shall consist, at a minimum, of sod but may also include decorative grasses, trees, shrubs, flowers, mulch, fountains, ponds, and/or decorative pavers.</p>	<p>Compliance shown in Site plan</p>
<p>The primary entrance(s) of all dwelling units shall be connected to the nearest street right-of-way and to any adjacent active transportation route identified in a municipal active transportation plan by means of a barrier-free (accessible) pedestrian walkway at least 1.5 meters in width and paved with asphalt, concrete, bricks, or interlocking pavers.</p>	<p>Pedestrian connections will be provided within the Landscaped stripe, located between the residential units and the parking stalls. This requirement is deemed met.</p>



Committee of the Whole
Public Hearing
Date of Meeting: June 17, 2026

To: Mayor Gilroy and Members of Council
Submitted By: Glen Boone, Director of Development and Planning
Date Submitted: June 9, 2026
Subject: Public Hearing – By-law to Amend the Land Use By-law 26-06 to rezone PID 25236910, located at 20 McFarlane St., Springhill from the Lower Density Residential (RLow) Zone to the Multi-unit Residential (RMul) Zone.

Origin: On March 05, 2026, planning staff received an application from Springhill Baptist Church to rezone PID 25236910, located at 20 McFarlane Street, Springhill, from Lower Density Residential (RLow) zone to the Multi-unit Residential (RMul) zone to enable the development of two triplex buildings on the subject property.

Table with 5 columns: PID, Location, Current Zone, Proposed Zone, Proposed Use. Row 1: 25236910, Springhill, Lower Density Residential (RLow) Zone, Multi-unit Residential (RMul) Zone, Muti-unit dwellings.

Legislative Authority: MGA PART VIII PLANNING AND DEVELOPMENT

MGA Section 205: Requirements for Adoption of Planning Documents

MPS Policy 5-35 Council shall consider proposals to rezone lands in the Residential designation to any other zone permitted in that designation. Council shall not approve a rezoning unless council is satisfied;

- (a) If the proposed change is not prohibited by any other policy in this Plan;
(b) The purpose of the proposed zone as described in the respective policy creating that zone, is consistent with the location and characteristics of the lands and with the proposed use of the lands
(c) The proposal meets the general criteria for amending the land use bylaw, set out in Policy 6-19.

Recommendation: No motions to consider at the Public Hearing Stage.



**Committee of the Whole  
Public Hearing  
Date of Meeting: June 17, 2026**

**Background:** The subject property, located in Springhill on McFarlane Street, is 1576sqm of vacant land in the Lower Density Residential (RLow) Zone. The subject property is located in a primary residential area, adjacent to various other residential zones. As the property is located in Springhill, water and wastewater services are available for the proposed development, subject to approval from the MCC Public Works Dept.

The proponent is looking to rezone the property to Multi-unit Residential, to enable the development of two 3-unit buildings, totaling 6 dwelling units on the property. Each unit is intended to be a one-bedroom unit, approximately 400sqft (37.2 sqm) in size. Each unit will have a 7'x7' resin shed and a small deck on the front and back end of the units. The proponent is proposing designated parking stalls for each unit. Parking stalls are intended to be 6m in width, exceeding the required 2.5m in width. The stalls were designed intentionally large as the units are intended to accommodate senior living. While the units are not exclusively designated for seniors, the units are designed especially for senior living.

**Discussion:** The Multi-Unit Residential Zone, once in effect, would allow the proposed development through site plan agreement. A site plan agreement allows staff to make additional or varying existing development requirements to reflect a site-specific context. A site plan agreement, once signed by the property owner, is subject to a 14-day appeal period. Residents within 30m of the proposed development will be mailed notice of the proposed site plan, on receipt of said notice, the appeal period commences. Appeal for a site plan agreement must be due to a conflict with policy and are heard by Council.

The parking requirement for the proposed use would require 7 parking spaces, however as the parking space accommodates the residential units and would be large enough to accommodate additional parking if needed, staff would vary the parking requirements to allow 6 spaces as opposed to 7 spaces, at the site plan agreement stage.

The proposed use addresses an important housing need in Springhill, housing specifically for seniors. As previously mentioned, while the units are not exclusive to senior residents, they are intentionally designed with seniors in mind. This project increases the supply of housing that provides an independent level of care to senior, as an alternative to fully assisted living facilities, while accommodating and addressing some of the barriers to aging in place. Staff feel not only this rezoning is appropriate, but the proposed development is also important for supporting the diversification of housing stock in Springhill.

Overall, the location is very walkable to the downtown core and community amenities such as groceries, a pharmacy and community recreation facilities.

**Financial Implications:** The redevelopment of the property will result in a property re-assessment. Further to the potential property tax implications, creating housing specifically



**Committee of the Whole  
Public Hearing  
Date of Meeting: June 17, 2026**

designated to senior residents allow residents to “downsize” their home, which can result in an increase in housing supply market for Springhill.

**Environmental Implications:** No environmental concerns at this time. The site will be service with Municipal water and sewer. All storm water will be directed to the street stormwater system.

**How Will It Be Communicated:** This public hearing was advertised in accordance with the MGA. A Notice was placed on the Municipal Website on June 2, 2026, two weeks prior to the scheduled date. Furthermore, a notice was placed in The Chronicle Herald on June 6, 2026 and a Planning Notice Sign was placed on the property.

A member of the public contacted staff to obtain further information on the proposed development and to inquire about the time and date of the public hearing. No input or concerns were provided to staff at this time.

**Alternatives: N/A**

**Attachments:**

- Attachment A: Zoning Map Change**
- Attachment B: Aerial and Street Images**
- Attachment C: Concept Site Plan**
- Attachment D: Concept Floorplan and Elevations**
- Attachment E: Policy Review**

Attachment A: Zoning Map Change



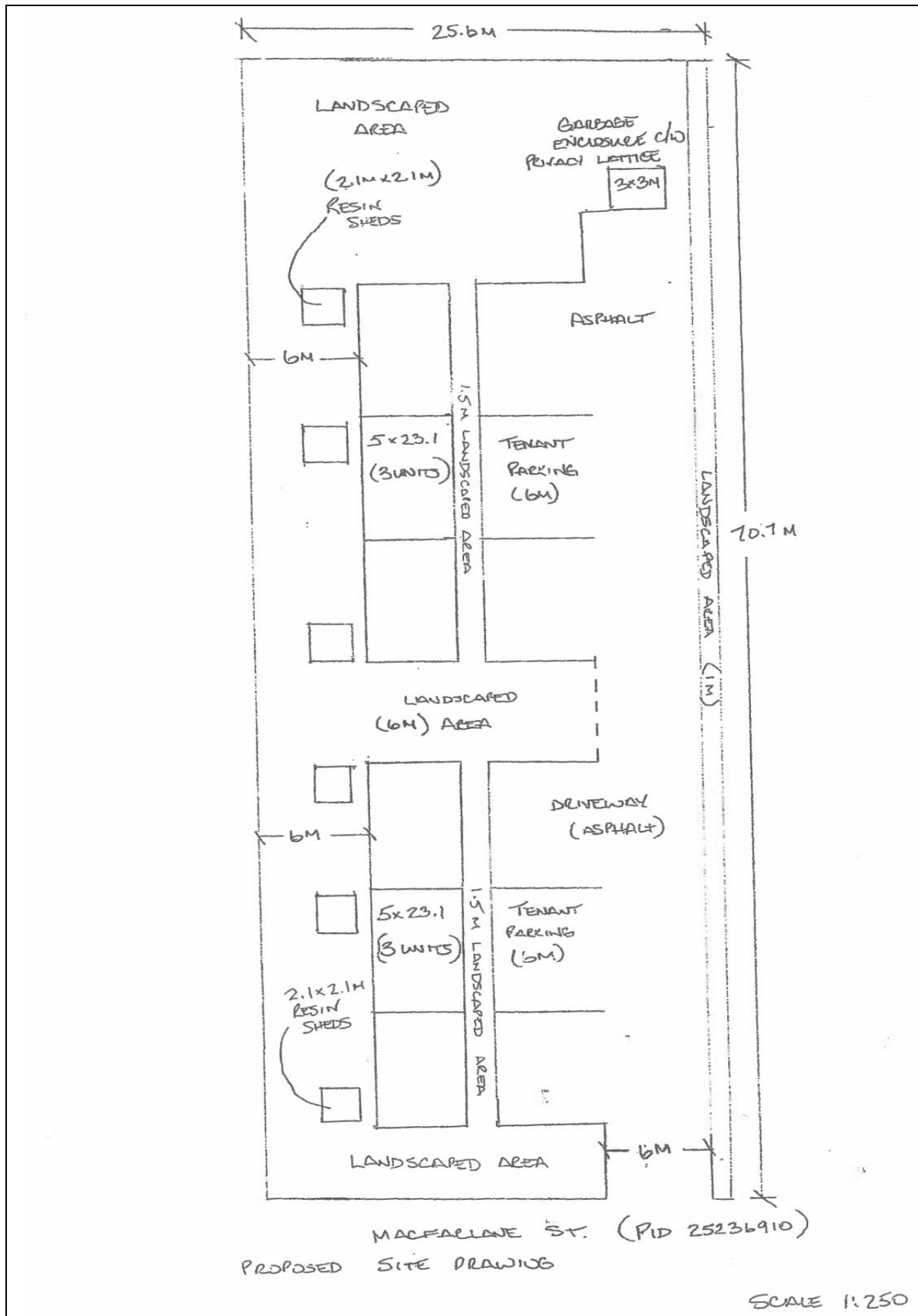
Changes to



**Attachment B: Aerial and Street Images**



Attachment C: Concept Site Plan and Elevations



**Attachment D: Concept Floorplan and Elevations**



**Attachment E: Policy Review**

The following is an analysis of the MPS policies which enable the rezoning of the subject property and the LUB requirements for permitting the proposed development.

<b>MPS Policy 5-9 Council shall consider proposals to rezone lands in the Residential Designation to any other zone permitted in that designation. Council shall not approve the rezoning unless council is satisfied.</b>	
<b>Requirement</b>	<b>Comment</b>
<i>(a) The proposed change is not prohibited by any other policy in this plan.</i>	Not prohibited
<i>(b) the purpose of the proposed zone is consistent with the location and the characteristics of the lands;</i>	Proposed zone consistent with location and characteristics of the lands.
<i>(c) The Proposal meet the general criteria for amending the Land Use Bylaw, set out in Policy -19</i>	Criteria met, see analysis below

<b>MPS 6-19 Council shall not amend the Land Use By-law or approve a development agreement unless Council is satisfied with the proposal;</b>	
<b>Requirement</b>	<b>Comment</b>
<i>(a) Is consistent with the intent of this Municipal Planning Strategy</i>	Yes, rezoning is consistent.
<i>(b) Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.</i>	Does not Conflict
<i>(c) Is not premature or inappropriate due to:</i>	
<i>(i) The ability of the Municipality to absorb the public costs related to the project.</i>	No public costs related to project.
<i>(ii) Impacts on existing drinking water supplies, both private and public.</i>	Site is to be serviced by central MCC Water. No concerns at this time.
<i>(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services</i>	Site has existing connections to Municipal Central Water and Sewer. No concerns

	regarding adequacy of capacity at this time.
<i>(iv) The creation of any excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal</i>	No anticipated traffic concerns at this time. The property has an existing driveway that is suitable for the proposed use. There is a potential for driveway location to shift slight, MCCDPW has reviewed the request on a preliminary basis, and has not noted any concerns with the proposed driveway shift. There may be a requirement for infrastructure
<i>(v) The adequacy of fire protective services and equipment;</i>	Fire and protective services are adequate.
<i>(vi) The adequacy and proximity of schools and other community facilities.</i>	Within walking distance to many community amenities, located along Main Street Springhill.
<i>(vii) The creation of a new or worsening of a known pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses.</i>	No pollution problems worsened by the proposed development.
<i>(viii) The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i>	No changes to the building footprint are proposed, therefore there are no changes anticipated with respect to the Stormwater drainage on the site.
<i>(ix) Impacts on sensitive environments, as identified on Schedule B</i>	No sensitive environments identified.
<i>(ixA) Impacts on wildlife corridors</i>	None identified.
<i>(x) Impacts on known habitat for species at risk</i>	None identified
<i>(xA) risks presented by geohazards</i>	None identified
<i>(xi) the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility right-of-way</i>	Site is suitable, site is not located within a watercourse buffer or coastal elevation.
<i>(xii) negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could</i>	No anticipated negative impacts towards existing businesses in the surrounding community.



**Committee of the Whole  
Public Hearing  
Date of Meeting: June 17, 2026**

<i>place limits on existing operational procedures.</i>	
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<b>LUB 13.4.1 Where a zone permits grouped dwellings, multi-unit dwellings, or townhouse dwellings by site plan approval, the Development Officer shall approve a site plan where the requirements of this Land Use By-law and the following matters have been addressed:</b>	
<b>Section</b>	<b>Comment</b>
Blank walls shall not be permitted at grade along any street frontage.	No blank walls are located along street.
Except for those located below a height of 1.8 metres, decks shall not be permitted within 10 metres of any lot line adjacent to a single-unit dwelling, duplex dwelling, or two-unit dwelling existing at the time of site plan approval application	Any decks proposed would be located below the 1.8m height requirement.
All utility equipment shall be enclosed within a building or screened from the street. Utility equipment includes, but is not limited to, utility boxes, meters, and air compressors.	Compliance shown in Site plan
Enclosed facilities for solid waste shall be provided for the use of residents. These facilities shall accommodate the number of waste stream collection (e.g. garbage, compost, recycling) provided in the municipality at the time of permitting. These may be provided as a central collection point or, where appropriate, individual facilities for each dwelling unit.	Compliance shown in Site plan
Adequate access shall be provided to the solid waste collection facilities.	Compliance shown in Site plan



**Committee of the Whole  
Public Hearing  
Date of Meeting: June 17, 2026**

<p>Areas not used for structures, solid waste handling, automobile parking and circulation, or pedestrian walkways shall be landscaped. Such landscaping shall consist, at a minimum, of sod but may also include decorative grasses, trees, shrubs, flowers, mulch, fountains, ponds, and/or decorative pavers.</p>	<p>Compliance shown in Site plan</p>
<p>The primary entrance(s) of all dwelling units shall be connected to the nearest street right-of-way and to any adjacent active transportation route identified in a municipal active transportation plan by means of a barrier-free (accessible) pedestrian walkway at least 1.5 meters in width and paved with asphalt, concrete, bricks, or interlocking pavers.</p>	<p>Pedestrian connections will be provided within the Landscaped stripe, located between the residential units and the parking stalls. This requirement is deemed met.</p>

# Notice of Public Hearings

## Details

📅 Published: 02 June 2026

Wednesday, June 17, 2026 at 4 pm

Upper Nappan Service Center

(Visit [cumberlandcounty.ns.ca](http://cumberlandcounty.ns.ca) to verify meeting schedule.)

### **By-law to Amend the Land Use By-law 26-06**

·To rezone PID 25236910, 20 MacFarlane St., Springhill from Lower Density Residential (RLow) Zone to the Multi-unit Residential (RMul) Zone.

### **By-law to Amend the Land Use By-law 26-07**

·To rezone a portion of PIDs 25137878 & 25137852, Hwy 2, Southampton adjacent to 8931 Hwy 2 from Country Residential (RCou) Zone to the County Commercial (CCou) Zone.

Hearing documents can be viewed at [plancumberland.ca/hearings](http://plancumberland.ca/hearings) or by contacting our office at 902-667-1142. Public Hearings are open to the public. You may participate by submitting comments by email to: [clerk@cumberlandcounty.ns.ca](mailto:clerk@cumberlandcounty.ns.ca) or by mail to: Planning Dept, Upper Nappan Service Centre, 1395 Blair Lake Rd, Upper Nappan, NS B4H 3Y4.

Peter McCracken

Deputy CAO / Municipal Clerk



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**To:** Mayor Gilroy and Members of Council  
**Submitted By:** Glen Boone, Director of Development and Planning  
**Date Submitted:** May 11, 2026  
**Subject:** **First Reading – Bylaw to Amend the Land Use By-Law 26-06 to rezone PID 25236910, located at 20 MacFarlane St., Springhill from the Lower Density Residential (RLow) Zone to the Multi-unit Residential (RMul) Zone.**

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**Origin:** On March 05, 2026, Planning Staff received an application from Springhill Baptist Church to rezone PID 25236910, located at 20 MacFarlane Street, Springhill, from Lower Density Residential zone to the Multi-unit Residential (RMul) zone to enable the development of two triplex buildings on the subject property.

PID	Location	Current Zone	Proposed Zone	Proposed Use
25236910	Springhill	Lower Density Residential (RLow) Zone	Multi-unit Residential (RMul) Zone	Muti-unit dwellings.

**Legislative Authority:** MGA PART VIII PLANNING AND DEVELOPMENT

*MGA Section 205: Requirements for Adoption of Planning Documents*

*MPS Policy 5-35 Council shall consider proposals to rezone lands in the Residential designation to any other zone permitted in that designation. Council shall not approve a rezoning unless council is satisfied;*

- (a) If the proposed change is not prohibited by any other policy in this Plan;*
- (b) The purpose of the proposed zone as described in the respective policy creating that zone, is consistent with the location and characteristics of the lands and with the proposed use of the lands*
- (c) The proposal meets the general criteria for amending the land use bylaw, set out in Policy 6-19.*

**Recommendation:** THAT Council approve First Reading of By-law to Amend the Land Use By-law 26-06 to rezone PID 25236910, located at 20 MacFarlane St., Springhill from Lower Density Residential (RLow) Zone to the Multi-unit Residential (RMul) Zone, AND schedule a Public Hearing.

**Background:** The subject property, located in Springhill on MacFarlane Street, is 1576

sqm of vacant land in the Lower Density Residential (RLow ) Zone. The subject property is located in a primary residential area, adjacent to various other residential zones. As the property is located in Springhill, water and wastewater services are available for the proposed development, subject to approval from the MCC Public Works Dept.

The proponent is looking to rezone to Multi-unit Residential, to enable the development of two 3-unit buildings, totaling 6 dwelling units on the property. Each unit is intended to be a one-bedroom unit, approximately 400sqft (37.2 sqm) in size. Each unit will have a 7'x7' resin shed and a small deck on the front and back end of the units. The proponent is proposing designated parking stalls for each unit. Parking stalls are intended to be 6m in width, exceeding the required 2.5m in width. The stalls were designed intentionally large as the units are intended to accommodate senior living. While the units are not exclusively designated for seniors, the units are designed especially for senior living.

**Discussion:** The Multi-Unit Residential Zone, once in effect, would allow the proposed development through site plan agreement. A site plan agreement allows staff to make additional or varying existing development requirements to reflect a site-specific context. A site plan agreement, once signed by the property owner, is subject to a 14-day appeal period. Residents within 30m of the proposed development will be mailed notice of the proposed site plan, on receipt of said notice, the appeal period commences. Appeal for a site plan agreement must be due to a conflict with policy and are heard by Council.

The parking requirement for the proposed use would require 7 parking spaces, however as the parking space accommodates the residential units and would be large enough to accommodate additional parking if needed, staff would vary the parking requirements to allow 6 spaces as opposed to 7 spaces, at the site plan agreement stage.

The proposed use addresses an important housing need in Springhill, housing specifically for seniors. As previously mentioned, while the units are not exclusive to senior residents, they are intentionally designed with seniors in mind. This project increases the supply of housing that provides an independent level of care to senior, as an alternative to fully assisted living facilities, while accommodating and addressing some of the barriers to aging in place. Staff feel not only this rezoning is appropriate, but the proposed development is also important for supporting the diversification of housing stock in Springhill.

Overall, the location is very walkable to the downtown core and community amenities such as groceries, a pharmacy and community recreation facilities.

**Financial Implications:** The redevelopment of the property will result in a property re-assessment. Further to the potential property tax implications, creating housing



**Council**  
**First Reading**  
**Date of Meeting: May 27, 2026**

specifically designated to senior residents allow residents to “downsize” their home, which can result in an increase in housing supply market for Springhill.

**Environmental Implications:** No environmental concerns at this time.

**Community Engagement:** If Council approves, a public hearing would be held on the above matter, at a future Council Meeting. In accordance with MGA Section 206, notices will be placed on the Municipal Website two weeks prior to the scheduled date. Furthermore, a notice will be placed in a locally circulated newspaper at least one week prior to the public hearing and a Planning Notice Sign will be placed on the property.

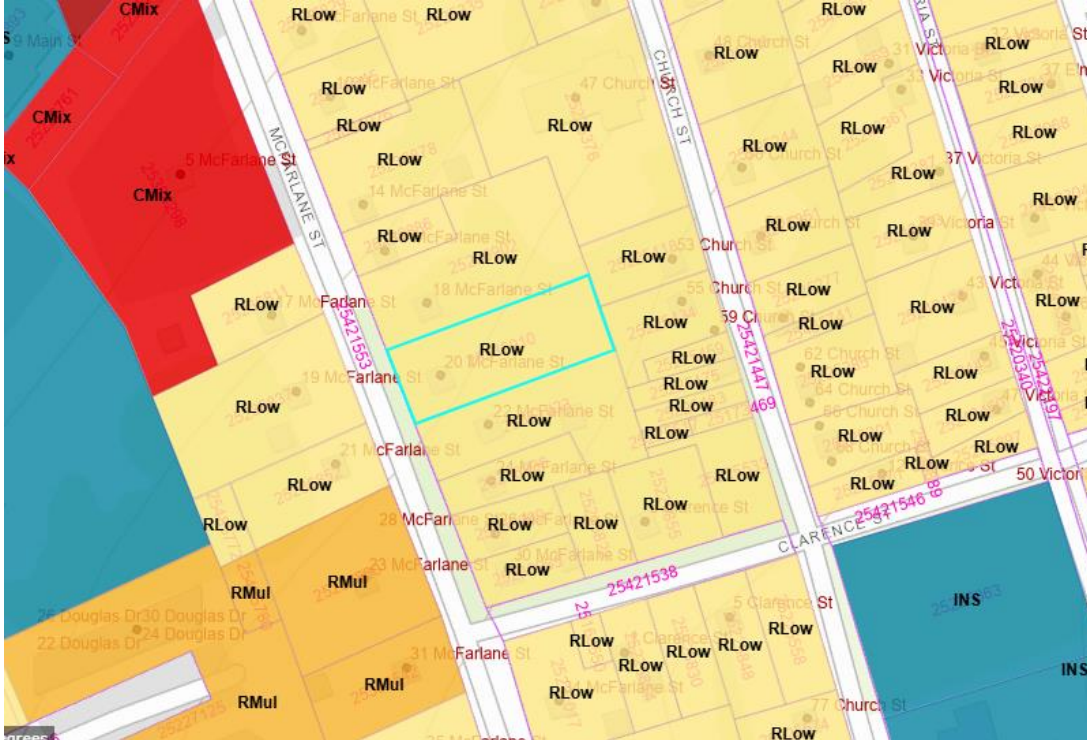
**Alternatives:**

- Council may defer the issue to a later date,
- Request further information or
- Reject the proposed amendment based on conflict with a policy in the Municipal Planning Strategy.

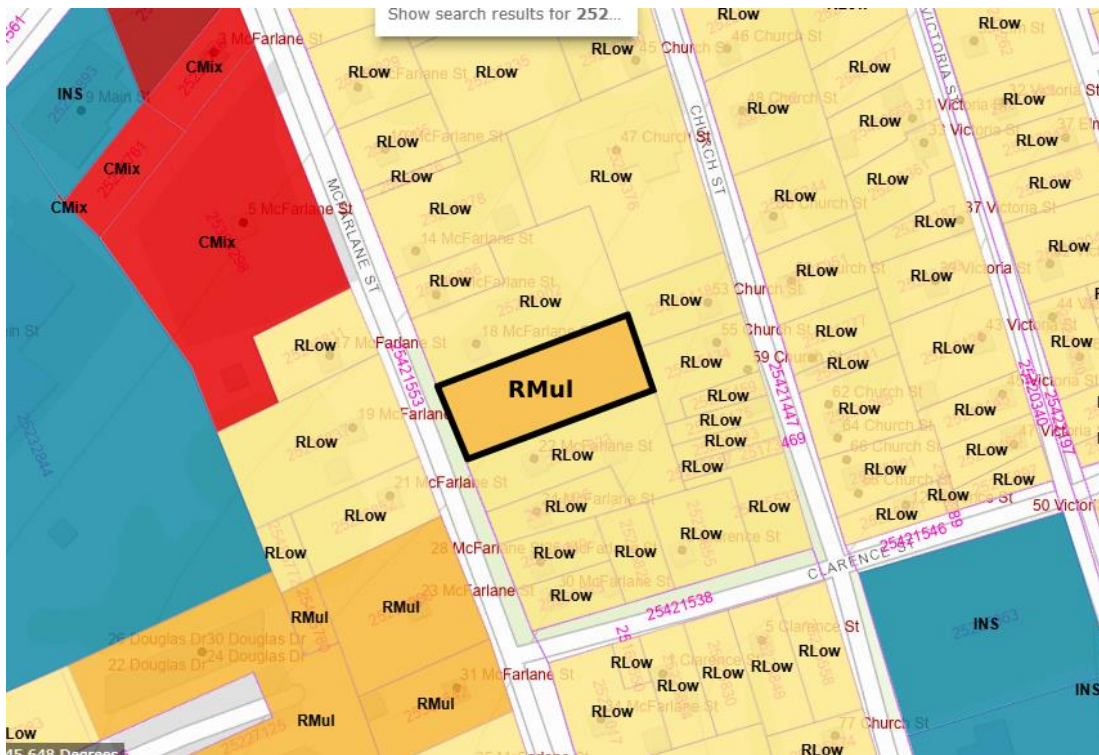
**Attachments:**

**Attachment A: Zoning Map Change**  
**Attachment B: Aerial and Street Images**  
**Attachment C: Concept Site Plan**  
**Attachment F: Policy Review**

**Attachment A: Zoning Map Change**



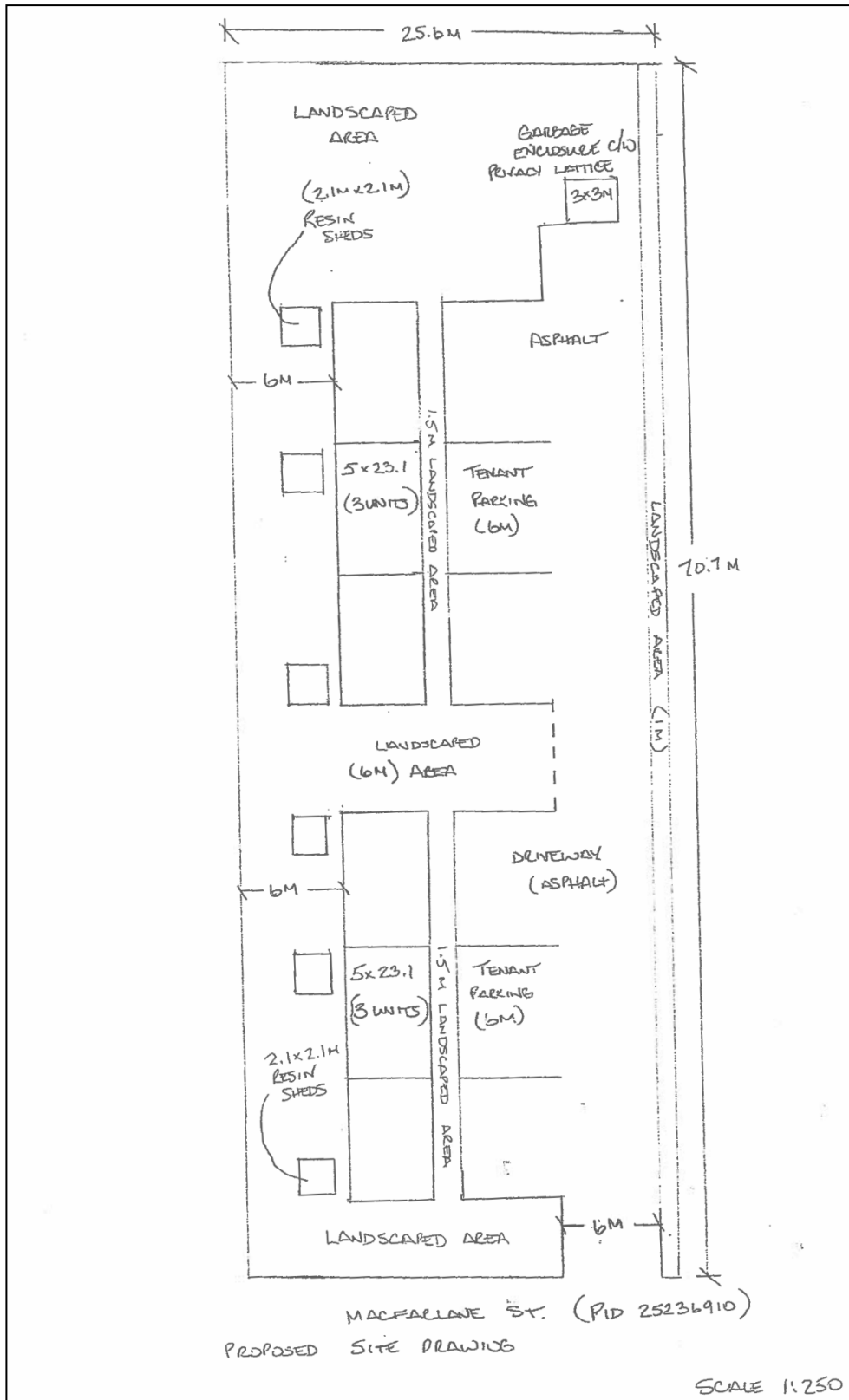
**Changes to**



**Attachment B: Aerial and Street Images**



**Attachment C: Concept Site Plan and Elevations**



The following is an analysis of the MPS policies which enable the rezoning of the subject property and the LUB requirements for permitting the proposed development.

<b>MPS Policy 5-9 Council shall consider proposals to rezone lands in the Residential Designation to any other zone permitted in that designation. Council shall not approve the rezoning unless council is satisfied.</b>	
<b>Requirement</b>	<b>Comment</b>
<i>(a) The proposed change is not prohibited by any other policy in this plan.</i>	Not prohibited
<i>(b) the purpose of the proposed zone is consistent with the location and the characteristics of the lands;</i>	Proposed zone consistent with location and characteristics of the lands.
<i>(c) The Proposal meet the general criteria for amending the Land Use Bylaw, set out in Policy -19</i>	Criteria met, see analysis below

<b>MPS 6-19 Council shall not amend the Land Use By-law or approve a development agreement unless Council is satisfied with the proposal;</b>	
<b>Requirement</b>	<b>Comment</b>
<i>(a) Is consistent with the intent of this Municipal Planning Strategy</i>	Yes, rezoning is consistent.
<i>(b) Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.</i>	Does not Conflict
<i>(c) Is not premature or inappropriate due to:</i>	
<i>(i) The ability of the Municipality to absorb the public costs related to the project.</i>	No public costs related to project.
<i>(ii) Impacts on existing drinking water supplies, both private and public.</i>	Site is to be serviced by central MCC Water. No concerns at this time.
<i>(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services</i>	Site has existing connections to Municipal Central Water and Sewer. No concerns

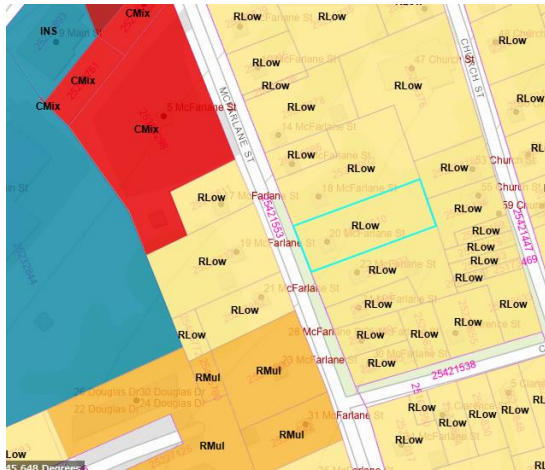
	regarding adequacy of capacity at this time.
<i>(iv) The creation of any excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal</i>	No anticipated traffic concerns at this time. The property has an existing driveway that is suitable for the proposed use. There is a potential for driveway location to shift slight, MCCDPW has reviewed the request on a preliminary basis, and has not noted any concerns with the proposed driveway shift. There may be a requirement for infrastructure
<i>(v) The adequacy of fire protective services and equipment;</i>	Fire and protective services are adequate.
<i>(vi) The adequacy and proximity of schools and other community facilities.</i>	Within walking distance to many community amenities, located along Main Street Springhill.
<i>(vii) The creation of a new or worsening of a known pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses.</i>	No pollution problems worsened by the proposed development.
<i>(viii) The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i>	No changes to the building footprint are proposed, therefore there are no changes anticipated with respect to the Stormwater drainage on the site.

<i>(ix) Impacts on sensitive environments, as identified on Schedule B</i>	No sensitive environments identified.
<i>(ixA) Impacts on wildlife corridors</i>	None identified.
<i>(x) Impacts on known habitat for species at risk</i>	None identified
<i>(xA) risks presented by geohazards</i>	None identified
<i>(xi) the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility right-of-way</i>	Site is suitable, site is not located within a watercourse buffer or coastal elevation.
<i>(xii) negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.</i>	No anticipated negative impacts towards existing businesses in the surrounding community.

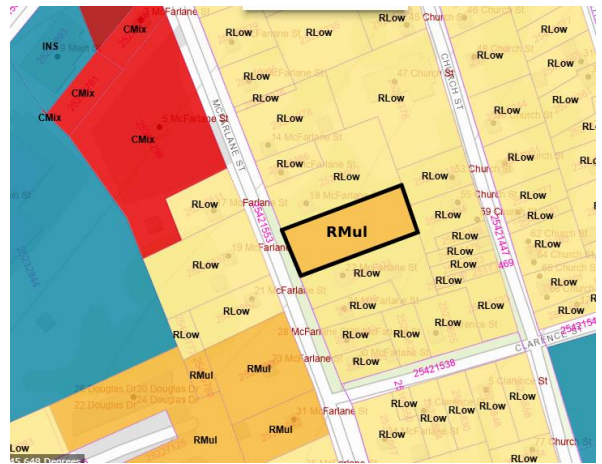
<b>LUB 13.4.1 Where a zone permits grouped dwellings, multi-unit dwellings, or townhouse dwellings by site plan approval, the Development Officer shall approve a site plan where the requirements of this Land Use By-law and the following matters have been addressed:</b>	
<b>Section</b>	<b>Comment</b>
Blank walls shall not be permitted at grade along any street frontage.	No blank walls located along street.
Except for those located below a height of 1.8 metres, decks shall not be permitted within 10 metres of any lot line adjacent to a single-unit dwelling, duplex dwelling, or two-unit dwelling existing at the time of site plan approval application	Any decks proposed would be located below the 1.8m height requirement.
All utility equipment shall be enclosed within a building or screened from the street. Utility equipment includes, but is not limited to, utility boxes, meters, and air compressors.	Compliance shown in Site plan

<p>Enclosed facilities for solid waste shall be provided for the use of residents. These facilities shall accommodate the number of waste stream collection (e.g. garbage, compost, recycling) provided in the municipality at the time of permitting. These may be provided as a central collection point or, where appropriate, individual facilities for each dwelling unit.</p>	<p>Compliance shown in Site plan</p>
<p>Adequate access shall be provided to the solid waste collection facilities.</p>	<p>Compliance shown in Site plan</p>
<p>Areas not used for structures, solid waste handling, automobile parking and circulation, or pedestrian walkways shall be landscaped. Such landscaping shall consist, at a minimum, of sod but may also include decorative grasses, trees, shrubs, flowers, mulch, fountains, ponds, and/or decorative pavers.</p>	<p>Compliance shown in Site plan</p>
<p>The primary entrance(s) of all dwelling units shall be connected to the nearest street right-of-way and to any adjacent active transportation route identified in a municipal active transportation plan by means of a barrier-free (accessible) pedestrian walkway at least 1.5 metres in width and paved with asphalt, concrete, bricks, or interlocking pavers.</p>	<p>Pedestrian connections will be provided within the Landscaped stripe, located between the residential units and the parking stalls. This requirement is deemed met.</p>

1. This By-law is titled “By-law to Amend the Land Use By-law 26-06”.
2. Schedule A of the Land Use By-law is hereby amended to reflect the change in zoning for PID 25236910, located at 20 MacFarlane St., Springhill, from the Lower Density Residential (RLow) Zone to the Multi-unit Residential (RMul) Zone.



**Changes to**



3. This By-law comes into force upon publication.

**Clerk’s Annotation for Official By-law Book**

Date of First Reading: \_\_\_\_\_

Date of Second Reading: \_\_\_\_\_

\*Date of advertisement of Approval of By-law: \_\_\_\_\_

Date of mailing to Minister a certified copy of the By-law: \_\_\_\_\_

I hereby certify that this is a true copy of the By-law to Amend the Land Use By-law 26-06 approved by the Council the Municipality of Cumberland on \_\_\_\_\_.

Municipal Clerk:

Date:

\*Effective date of By-law unless specified in the By-law