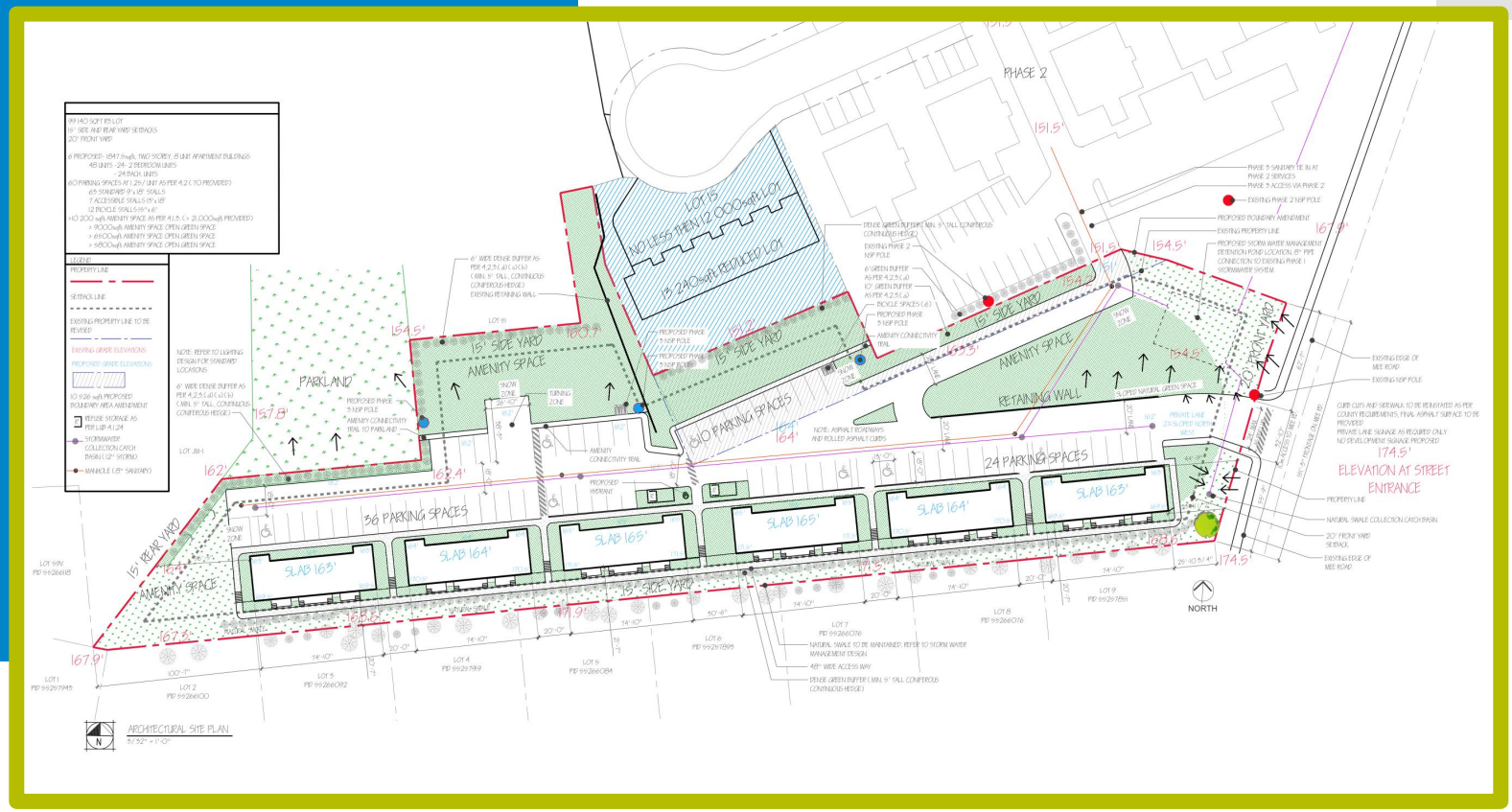
Hibou Court – Phase 3 Site Plan Approval Review

PID 55266134

Planning & Development Department

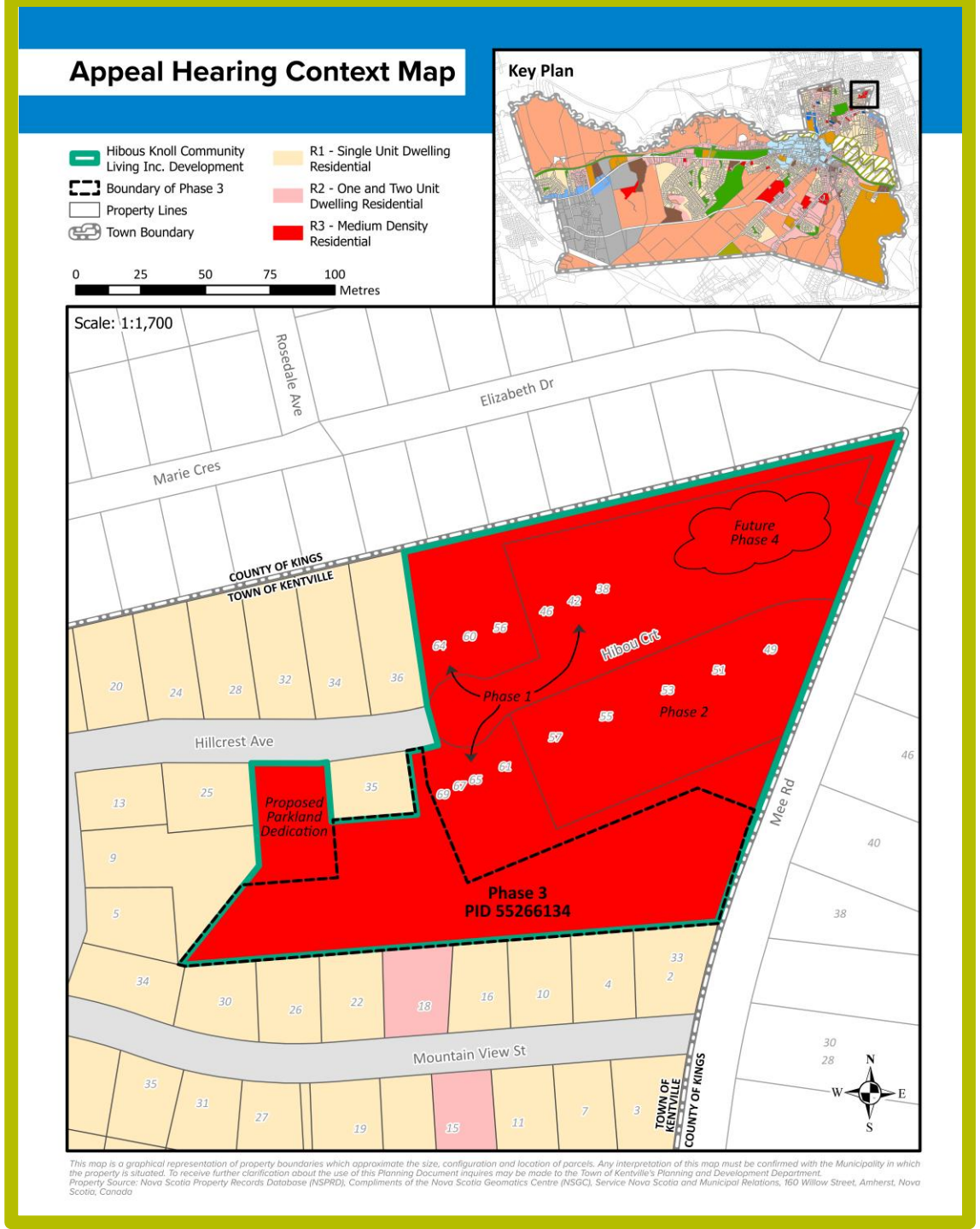
Ben Croll, Development Officer

May 12, 2025



Site Context

- 2 acre parcel
- Currently vacant & zoned Medium Density (R3)
- Surrounding land uses:
  - Existing single unit dwellings
  - Multi unit dwellings
  - Existing Hibou Court developments
    - Phase 1 (Townhouses)
    - Phase 2 (Apartments)
  - NSCC - Kingstec



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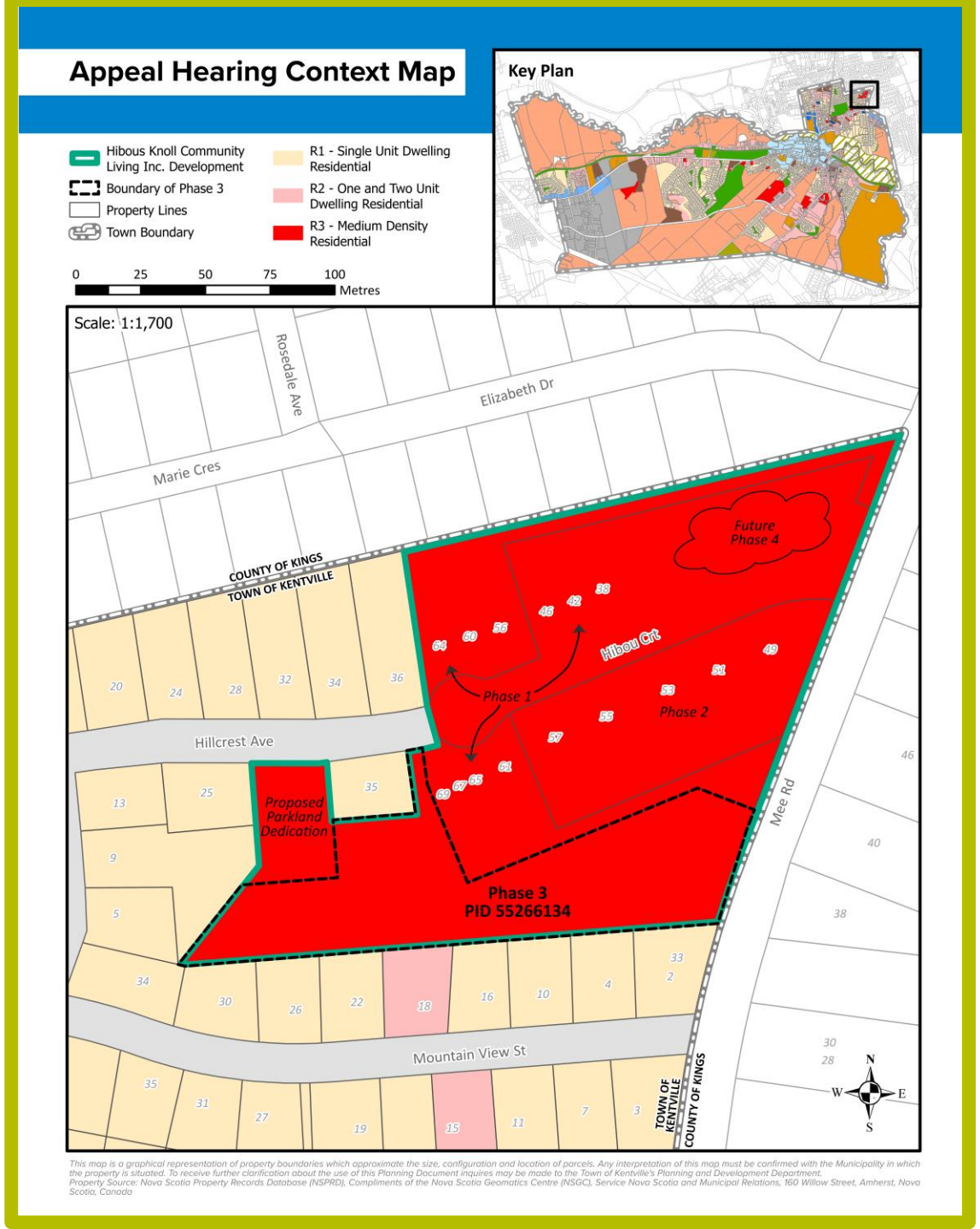
Development Proposal

- Six 8-Unit Apartments
  - 24 Bachelor Units
  - 24 2-Bedroom Units
- Site Plan Approval



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Enabling Policies

Policy GD-30 ***It shall be the intention of Council*** to empower the Development Officer to negotiate a Site Plan Approval, as per Section 231 of the MGA, for the development or re-development of a lot for the following uses:

a) New structures or additions in a (R3), (R4), (C1), (C2), (C3), (M1), and (CR) Zone, when such developments abuts a Single Unit Dwelling (R1) Zone or a One and Two Unit Dwelling (R2) Zone;

5.4.3 Permitted Uses by Site Plan Approval

The following uses shall be permitted by Site Plan Approval subject to the requirements of this Bylaw:

a) Day Care Centres to a maximum of 14 persons.
b) Multi-unit dwellings up to 8 units, including Town Houses

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R3 Zoning Requirements

5.4.3 Permitted Uses by Site Plan Approval

The following uses shall be permitted by Site Plan Approval subject to the requirements of this Bylaw:

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b) Multi-unit dwellings up to 8 units, including Town Houses

Table 5.3 R3 Zone Requirements

Minimum Lot Area	Single Unit/Two Unit Dwelling	5 000 ft^2	464.52 m^2
	Semi-Detached (on same lot)	5000 ft^2	462.52 m^2
	Two Unit Dwelling (on separate lots)	2 500 ft^2/unit	232.26 m^2/unit
	Two Unit Dwelling (on the same lot)	5 000 ft^2	464.52 m^2
	Townhouse (separate lot)	2 000 ft^2	185.81 m^2
	Townhouse (same lot)	2 000 ft^2/unit	185.81 m^2/unit
	Multi-Unit Dwelling (three to four units)	6 000 ft^2	557.42 m^2
	Multi-Unit Dwelling (five to eight units)	10 000 ft^2	929.03 m^2
Minimum Lot Frontage	Single Unit/Two Unit Dwelling	50 ft	15.24 m
	Semi-Detached (on separate lots)	25 ft/unit	7.62 m/unit
	Townhouse	20 ft/unit	6.10 m/unit
	Multi-Unit Dwelling (three or more units)	60 ft	18.29 m
	Multi-Unit Dwelling (five to eight units)	100 ft	30.48 m
Minimum Front Yard		20 ft	6.10 m
Minimum Rear Yard	Single Unit/Two Unit/Townhouse	15 ft	4.57 m
	Multi-Unit Dwelling	15 ft or ½ the height of the main building, whichever is greater	4.57 m
Minimum Flankage Yard	Single Unit/Two Unit/Townhouse	10 ft	3.05 m
	Multi-Unit Dwelling	20 ft	6.10 m
Minimum Side Yard	Single Unit/Two Unit/Townhouse	4 ft	1.22 m
	Multi-Unit Dwelling	15 ft or ½ the height of the main building, whichever is greater	4.57 m

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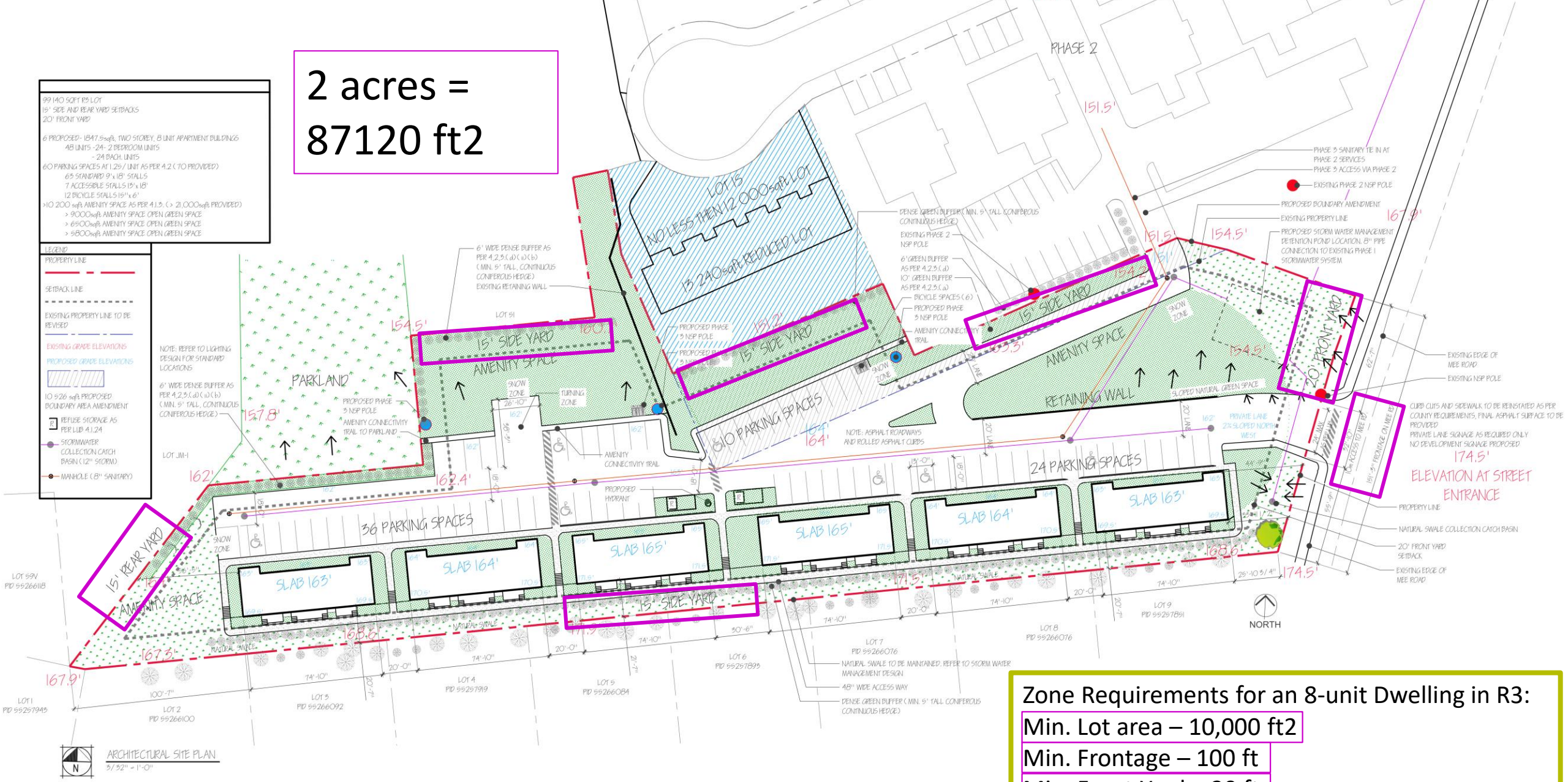
2 acres = 87120 ft2



Zone Requirements for an 8-unit Dwelling in R3:

- Min. Lot area – 10,000 ft2
- Min. Frontage – 100 ft
- Min. Front Yard – 20 ft
- Min. Rear Yard – 15 ft
- Min. Side Yard – 15 ft

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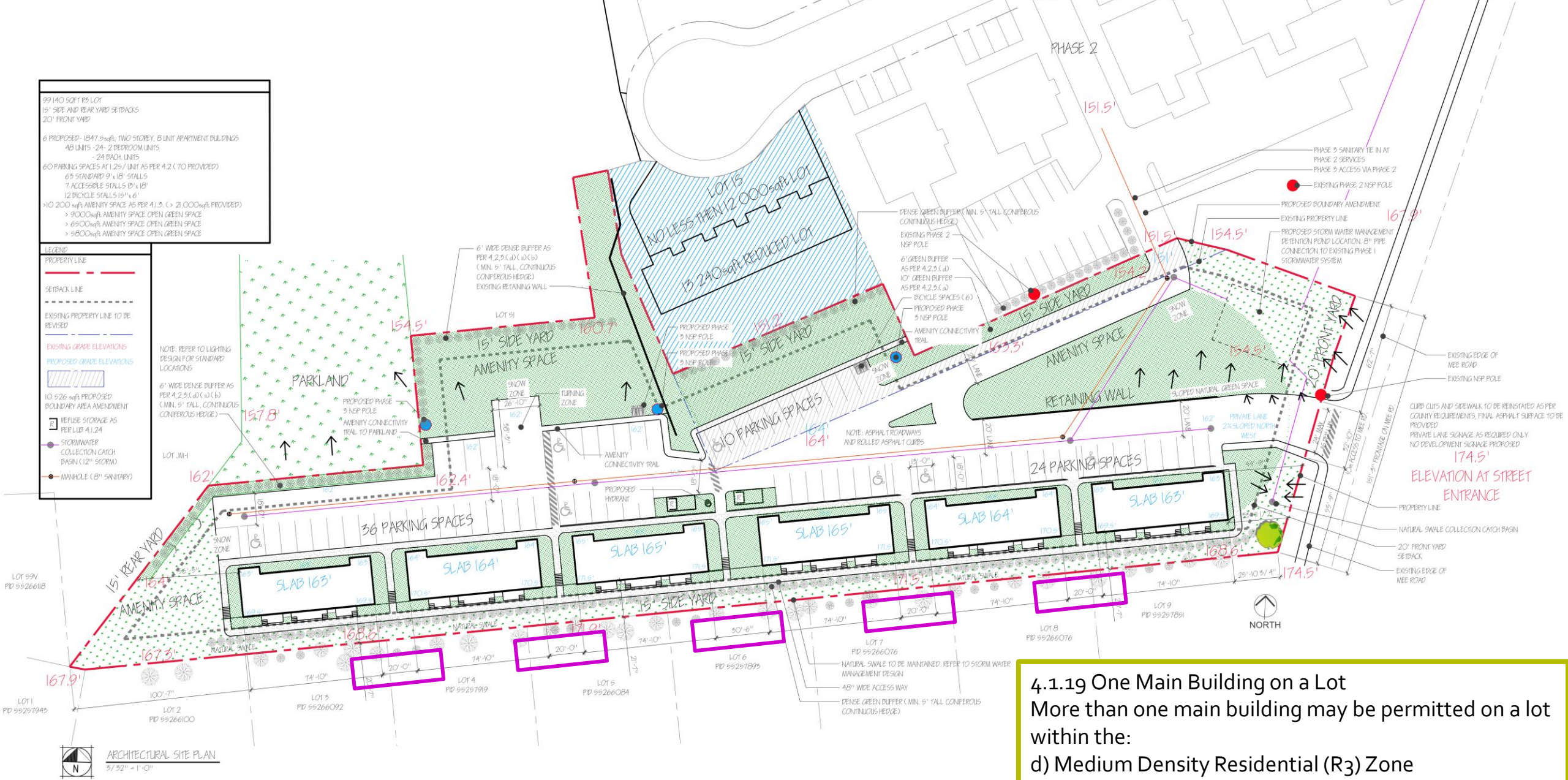
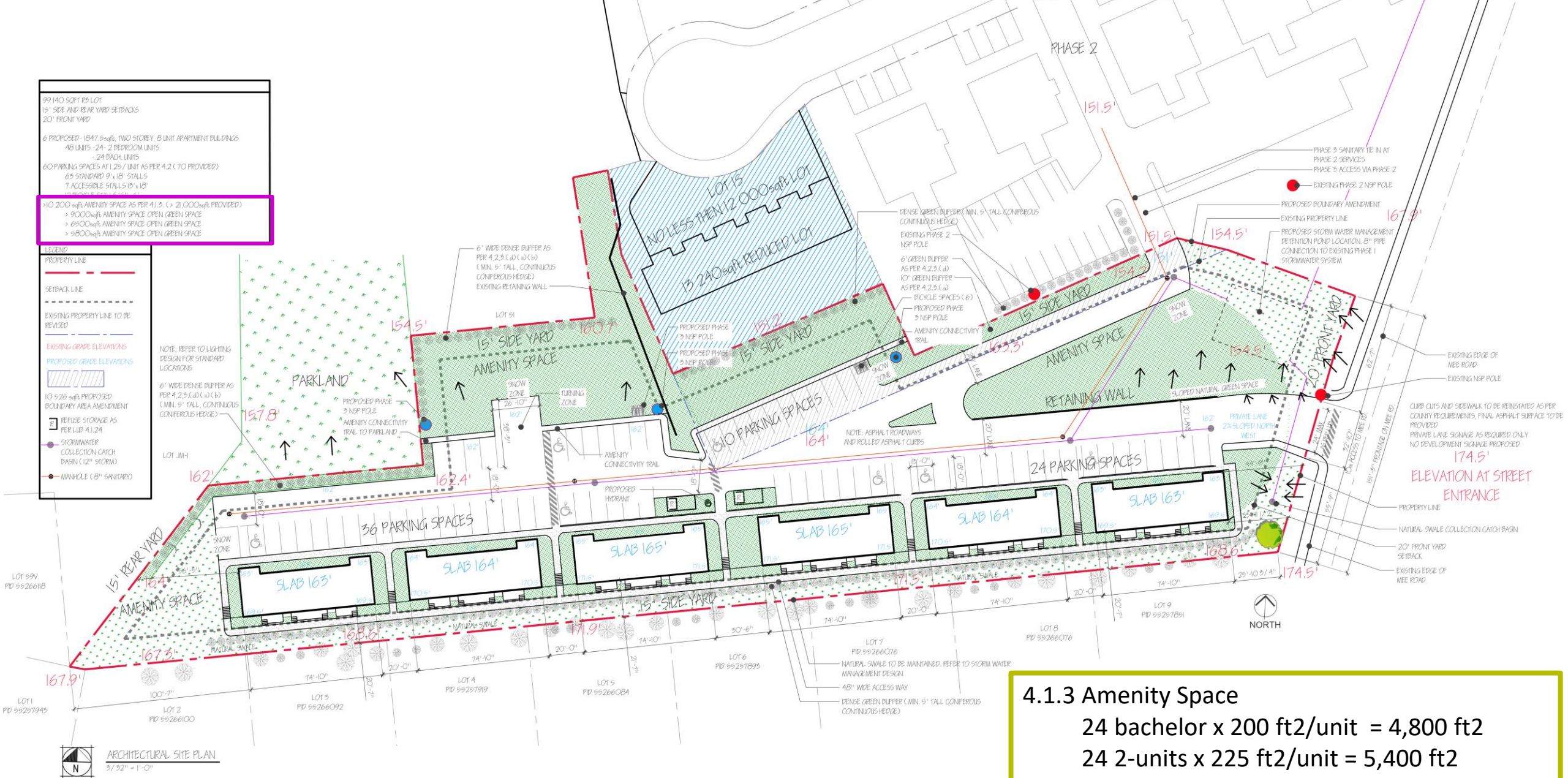


4.1.19 One Main Building on a Lot

More than one main building may be permitted on a lot within the:

d) Medium Density Residential (R3) Zone

The minimum distance between the buildings shall be 20 ft (6.10 m), or one-half the height of the highest abutting wall, whichever is greater.



4.1.3 Amenity Space

24 bachelor x 200 ft2/unit = 4,800 ft2

24 2-units x 225 ft2/unit = 5,400 ft2

Total = Minimum of **10,200 ft2**

>21,000 ft2 provided

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Parking Requirements

Land Use	Parking Requirement
Residential Land Use	
Dwelling Units (<4 dwelling units)	1 parking space per dwelling unit
Multi-Unit Dwellings (>4 dwelling units)	1.25 parking spaces per dwelling unit
Multi-Unit Dwellings in the (C1) Zone	0.5 per dwelling unit
Home Based Business	1 space in addition to the space required by the dwelling unit
Bed and Breakfast	1 space per rental units in addition to the space required by the dwelling unit.

- 1.25 parking spaces per dwelling unit
- 48 units x 1.25 = 60
- 60 parking spaces provided on Site Plan
- As four or more parking spaces are required, development must comply with Section 4.2.3 of the LUB
  - **All requirements are met**

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Site Plan Criteria

5.1.12 Site Plan Criteria for Development in Residential Zones

The following site plan criteria shall apply to all new development that is permitted through the site plan approval process. No development permit shall be issued for development that is inconsistent with these criteria, in addition to all applicable zone standards and other requirements of this Bylaw:

a) the location of new structures (or an addition to an existing structure) is located on the lot so as to minimize any adverse impacts on the surrounding neighbourhood, including, but not limited to noise, dust, or lighting;
b) the location of off-street parking and loading facilities are located and designed as to minimize any adverse impact on the surrounding neighbourhood;
c) the location, number and width of ingress and egress points are designed to prevent traffic congestion, nuisance and inconvenience in the area and minimize any adverse impact on the surrounding neighbourhood;
d) the type, location and height of walls, hedges, fences, trees, shrubs, groundcover or other landscaping elements are designed and built so as to protect and minimize any adverse impact on neighbouring properties;
e) the existing vegetation, where possible and deemed practical, be retained so as to lesson or reduce any adverse impact on abutting properties or the surrounding neighbourhood;
f) the location of pedestrian walkways, and/or related infrastructure, shall be provided to link public walkways and parking areas to the entrance of the primary building;
g) the type and location of outdoor lighting is designed to light the structure, driveways and any pedestrian walkways, but shall not directed onto neighbouring properties;
h) the location of facilities for the storage of solid waste provides for a maximum separation for residential development, public areas, and adjacent properties;
i) the location of existing easements shall be identified;
j) the management of storm and surface water is addressed, and associated plans are approved by the Town Engineer;
k) the type, location, number and size of signs or sign structures do not negatively alter the appearance of the neighbourhood; and
l) the above listed items are maintained in a manner suitable and complementary to the surrounding neighbourhood.

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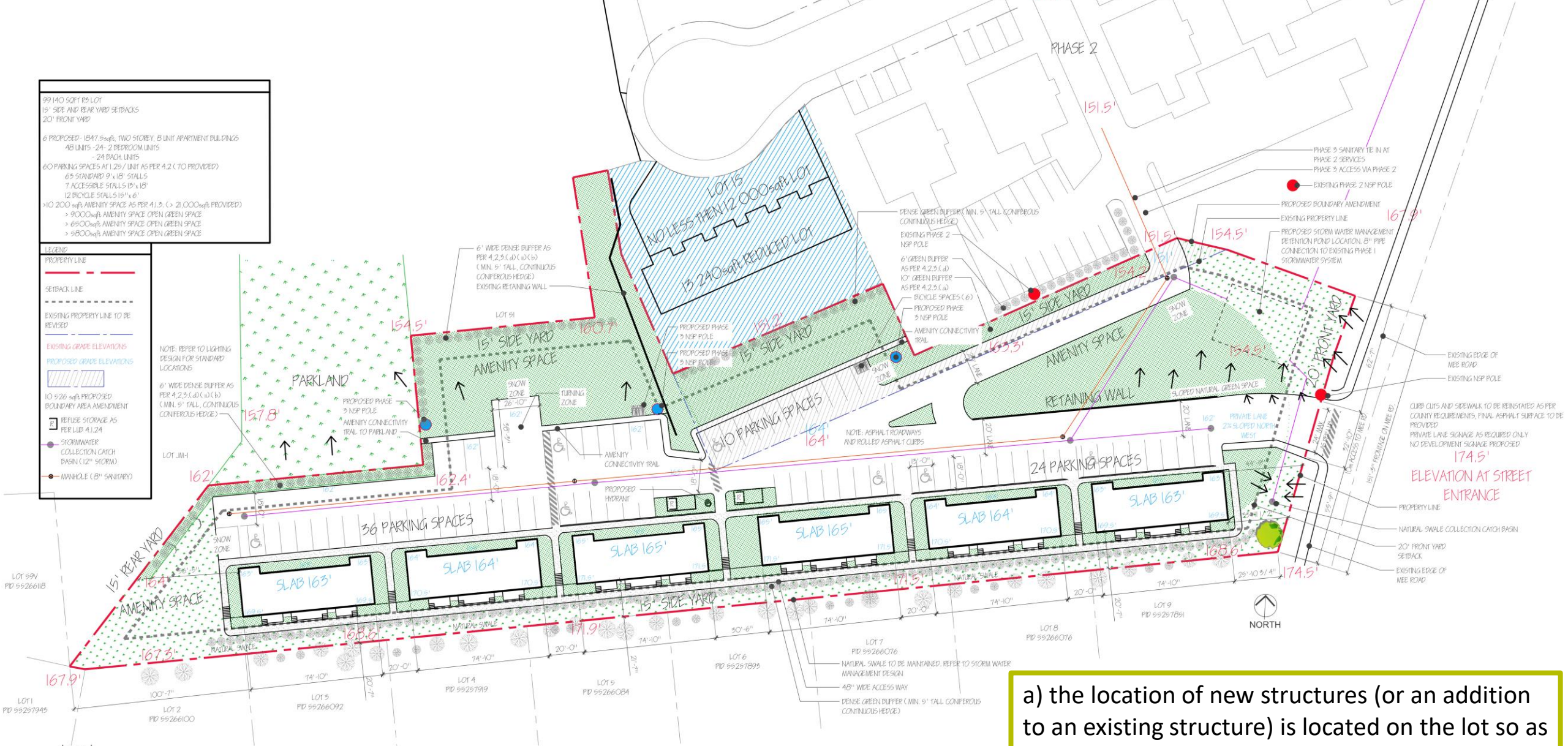
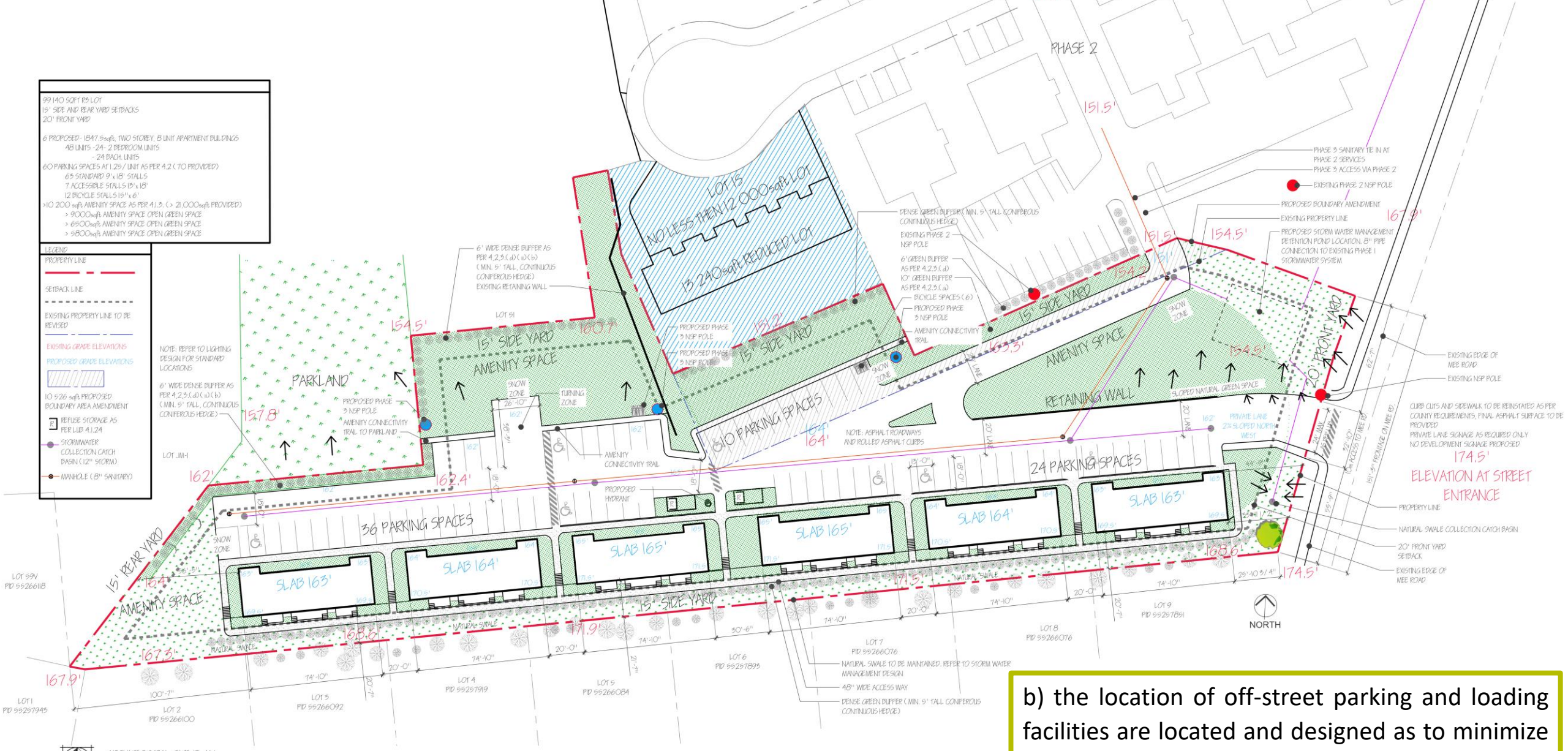


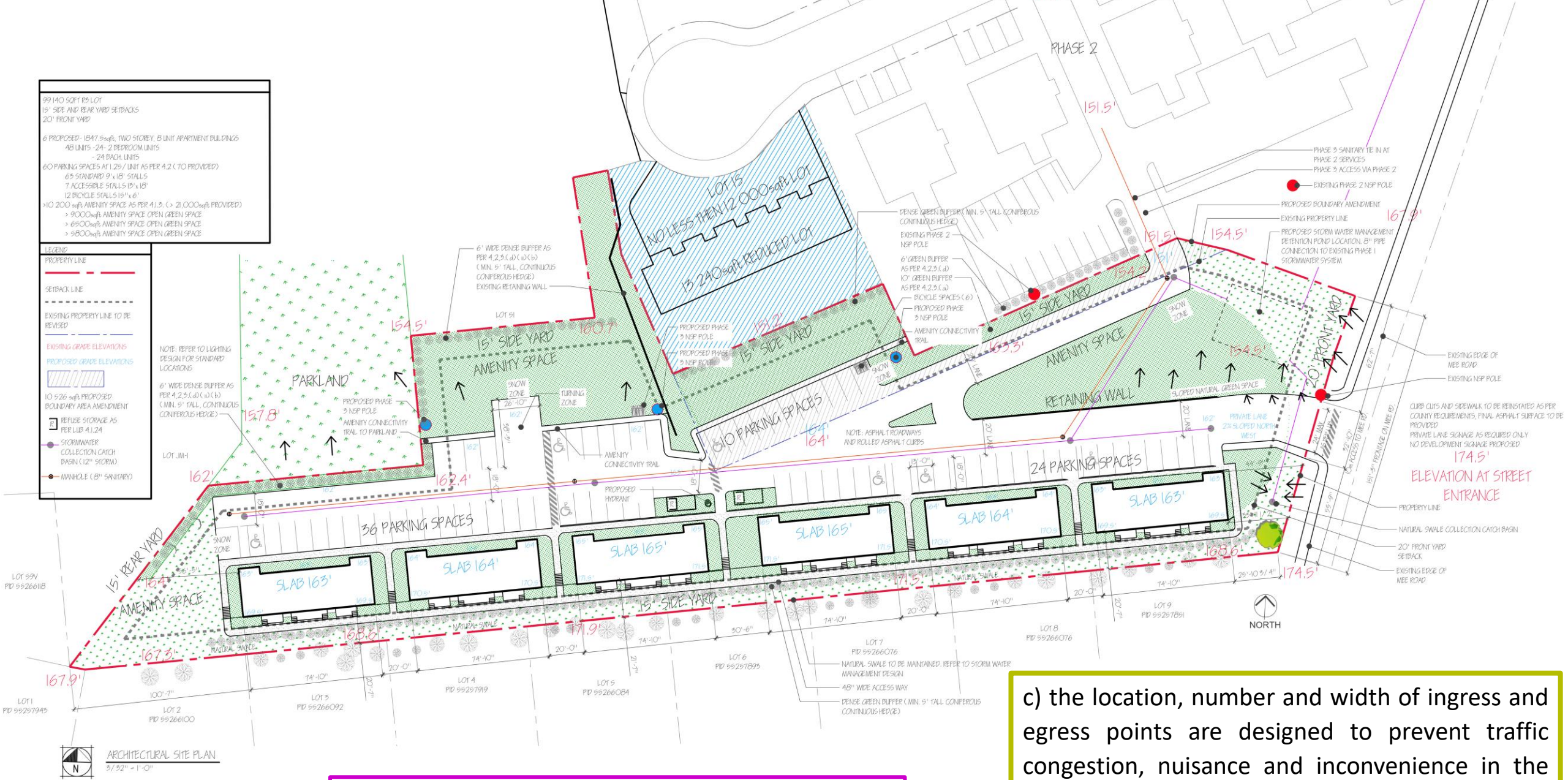
- Consideration of shape and density
- All other criteria and regulations are met

a) the location of new structures (or an addition to an existing structure) is located on the lot so as to minimize any adverse impacts on the surrounding neighbourhood, including, but not limited to noise, dust, or lighting;



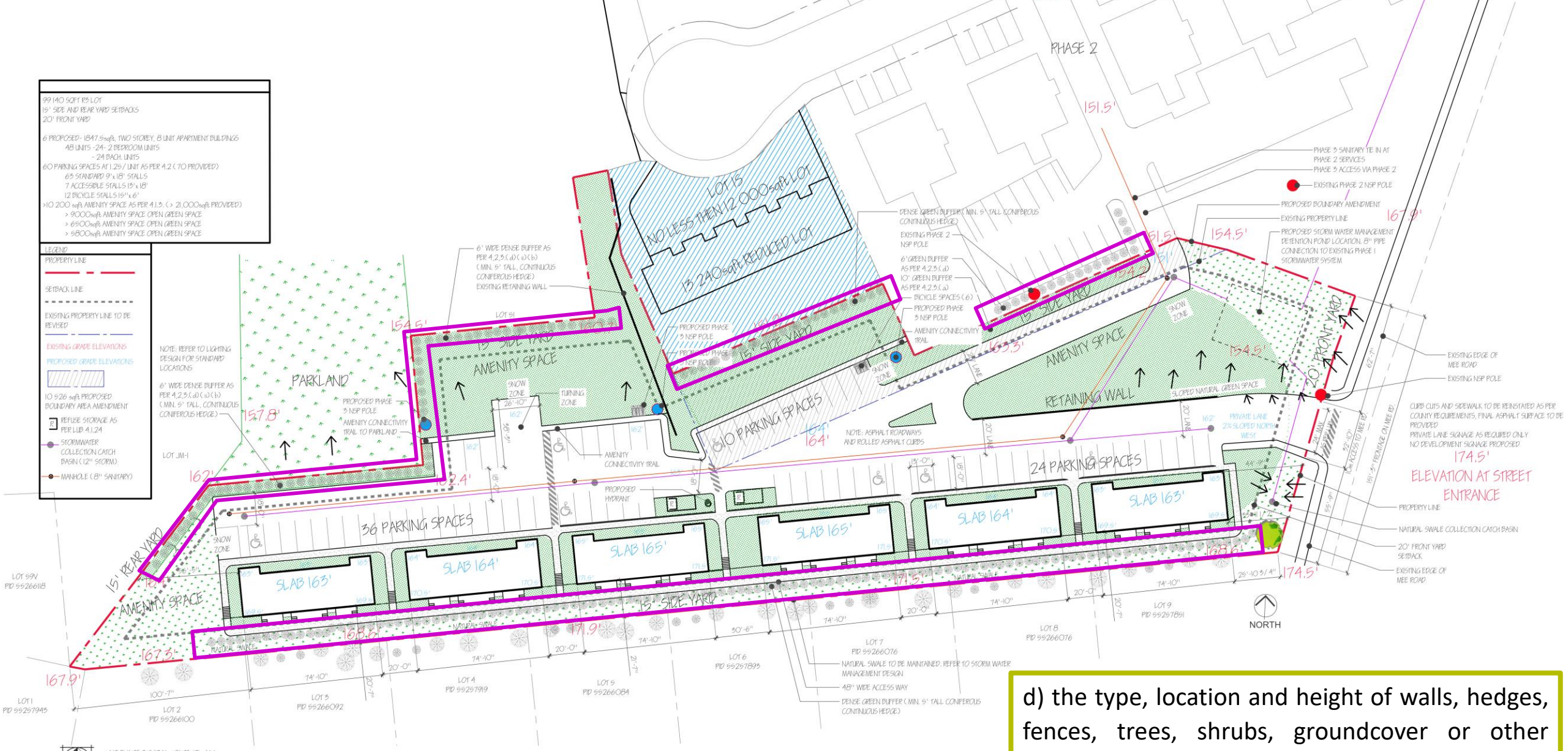
Reviewed and approved by Engineering and Traffic (Appendix E of report)

b) the location of off-street parking and loading facilities are located and designed as to minimize any adverse impact on the surrounding neighbourhood;



Reviewed and approved by Engineering and Traffic (Appendix E of report)

c) the location, number and width of ingress and egress points are designed to prevent traffic congestion, nuisance and inconvenience in the area and minimize any adverse impact on the surrounding neighbourhood;



ARCHITECTURAL SITE PLAN
3/32" = 1'-0"

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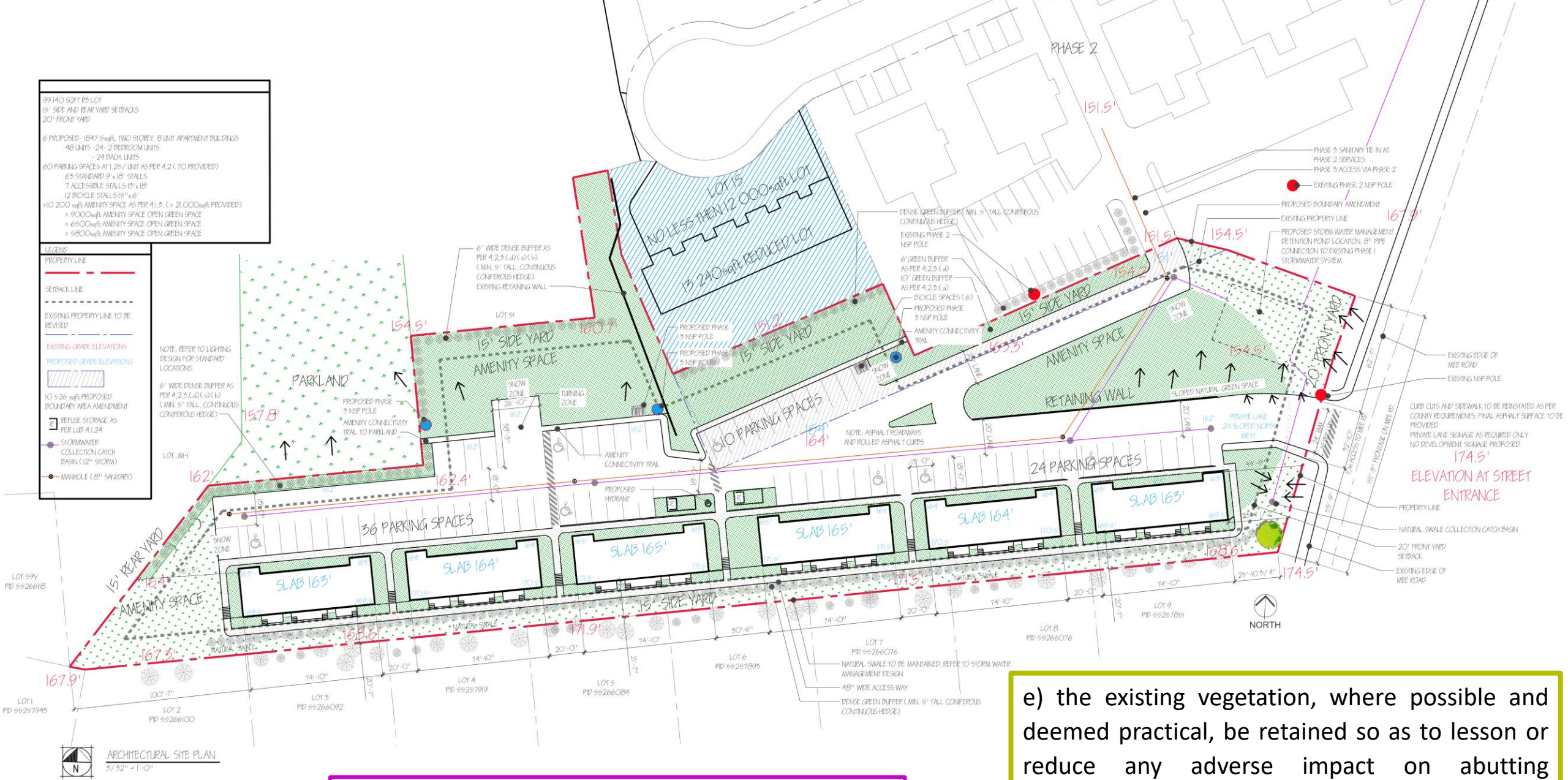
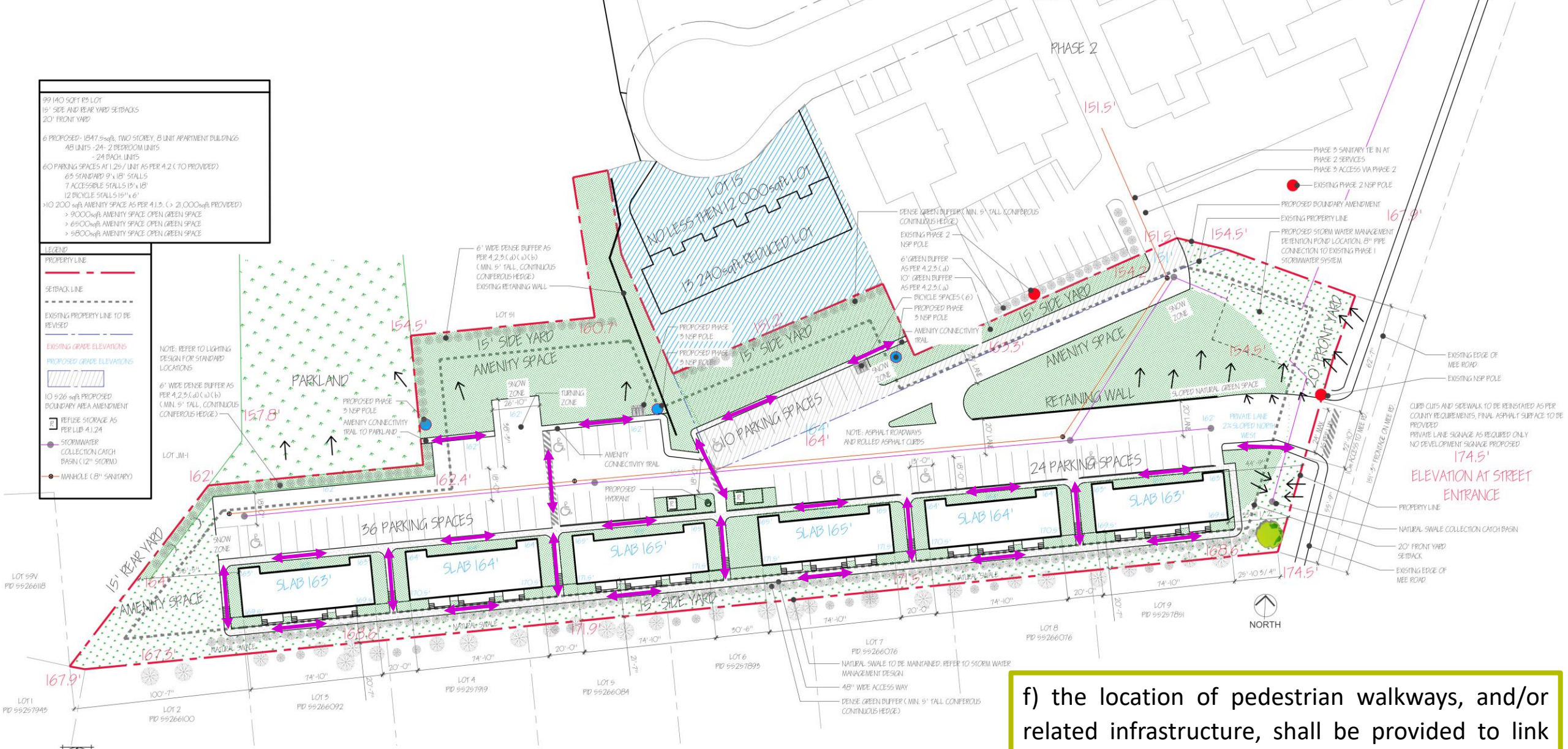
- Dense Green Buffer min. 5' height
- Language to maintain in LoU

d) the type, location and height of walls, hedges, fences, trees, shrubs, groundcover or other landscaping elements are designed and built so as to protect and minimize any adverse impact on neighbouring properties;



Existing vegetation surrounding the property will be enhanced and maintained.

e) the existing vegetation, where possible and deemed practical, be retained so as to lesson or reduce any adverse impact on abutting properties or the surrounding neighbourhood;



Connectivity throughout and to the proposed parkland, existing phases, and road

f) the location of pedestrian walkways, and/or related infrastructure, shall be provided to link public walkways and parking areas to the entrance of the primary building;

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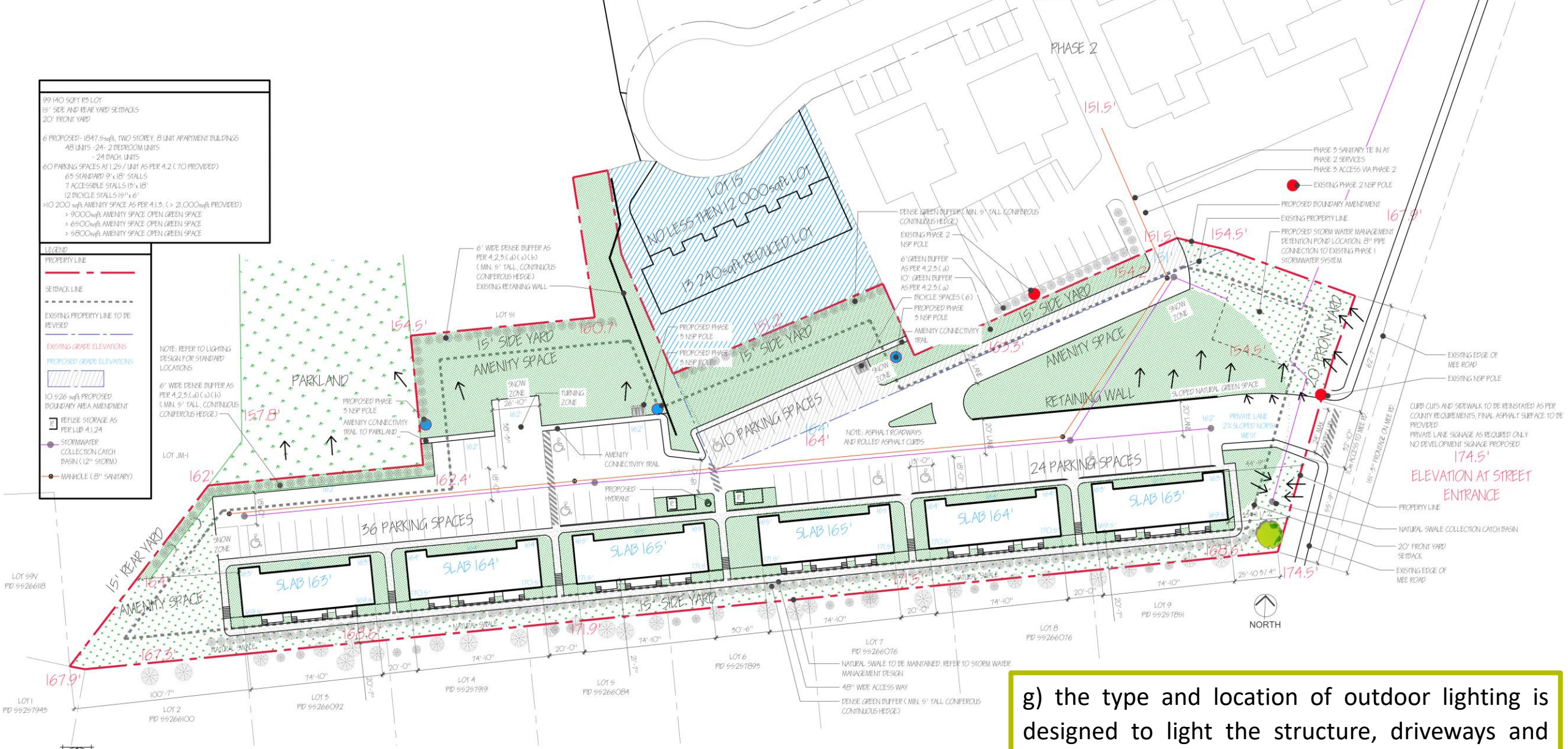

Lighting plan provided and appears appropriate (Appendix F of report)

g) the type and location of outdoor lighting is designed to light the structure, driveways and any pedestrian walkways, but shall not directed onto neighbouring properties;

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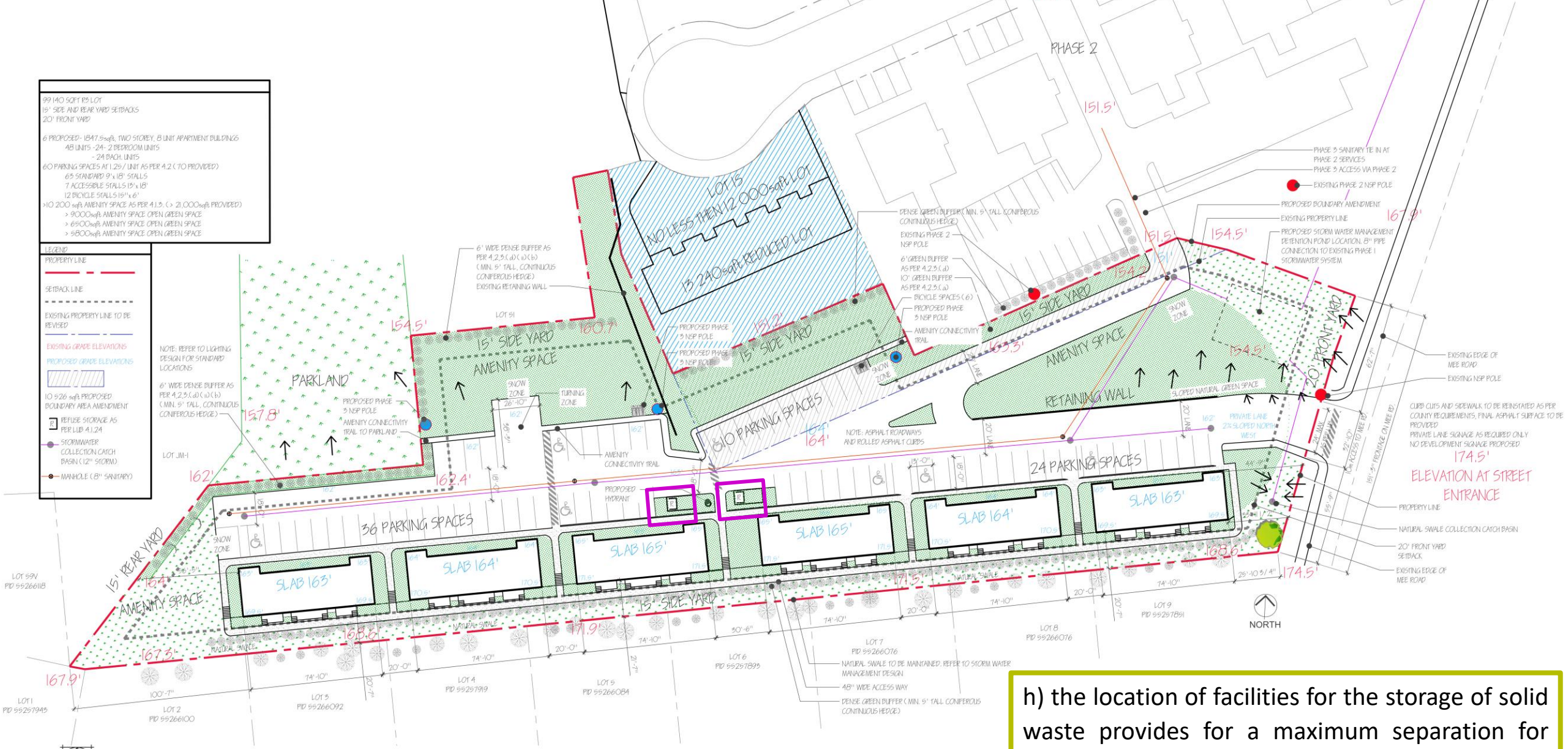

Refuse storage provided and complies with Section 4.1.24 of LUB

h) the location of facilities for the storage of solid waste provides for a maximum separation for residential development, public areas, and adjacent properties;

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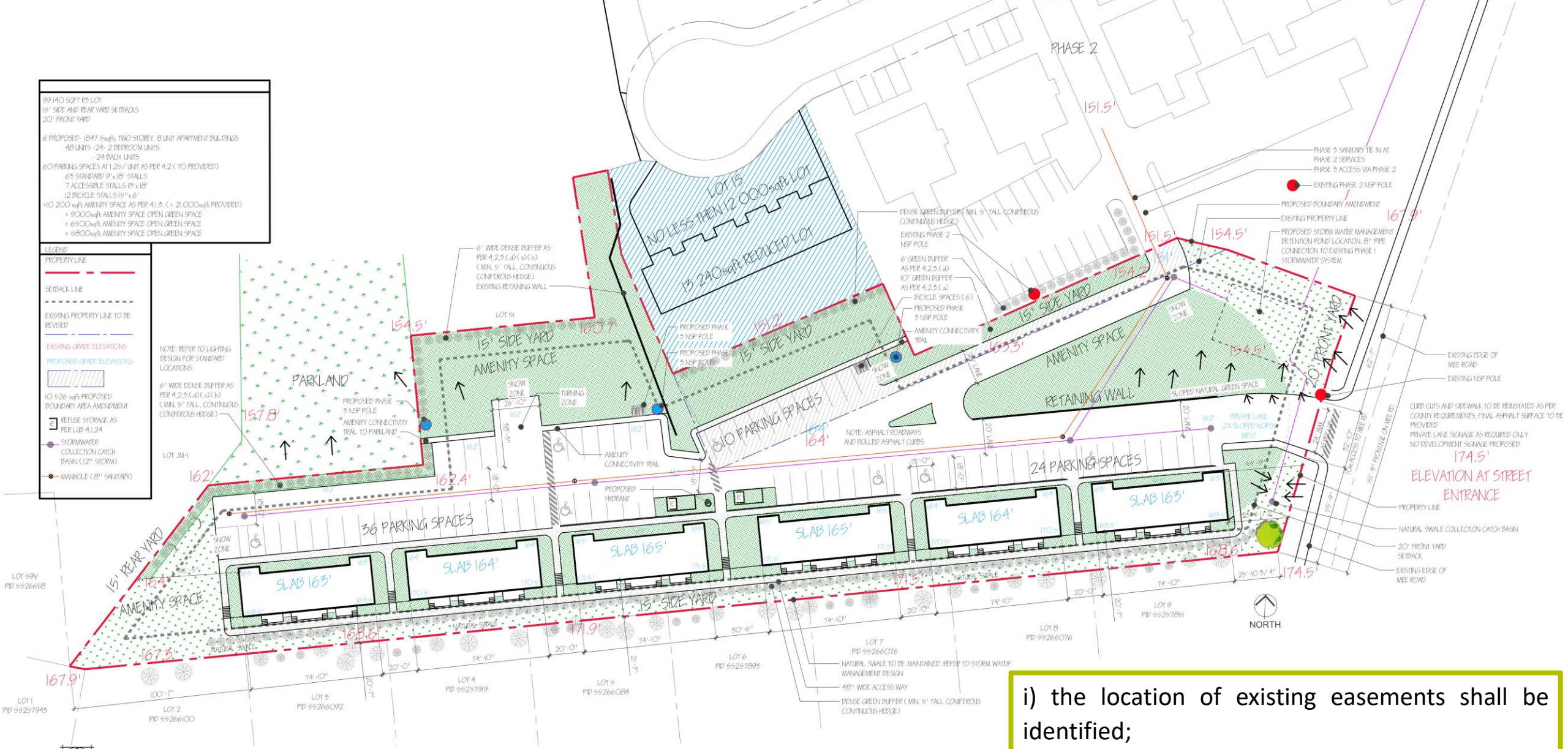

No easement on Subject Property

i) the location of existing easements shall be identified;

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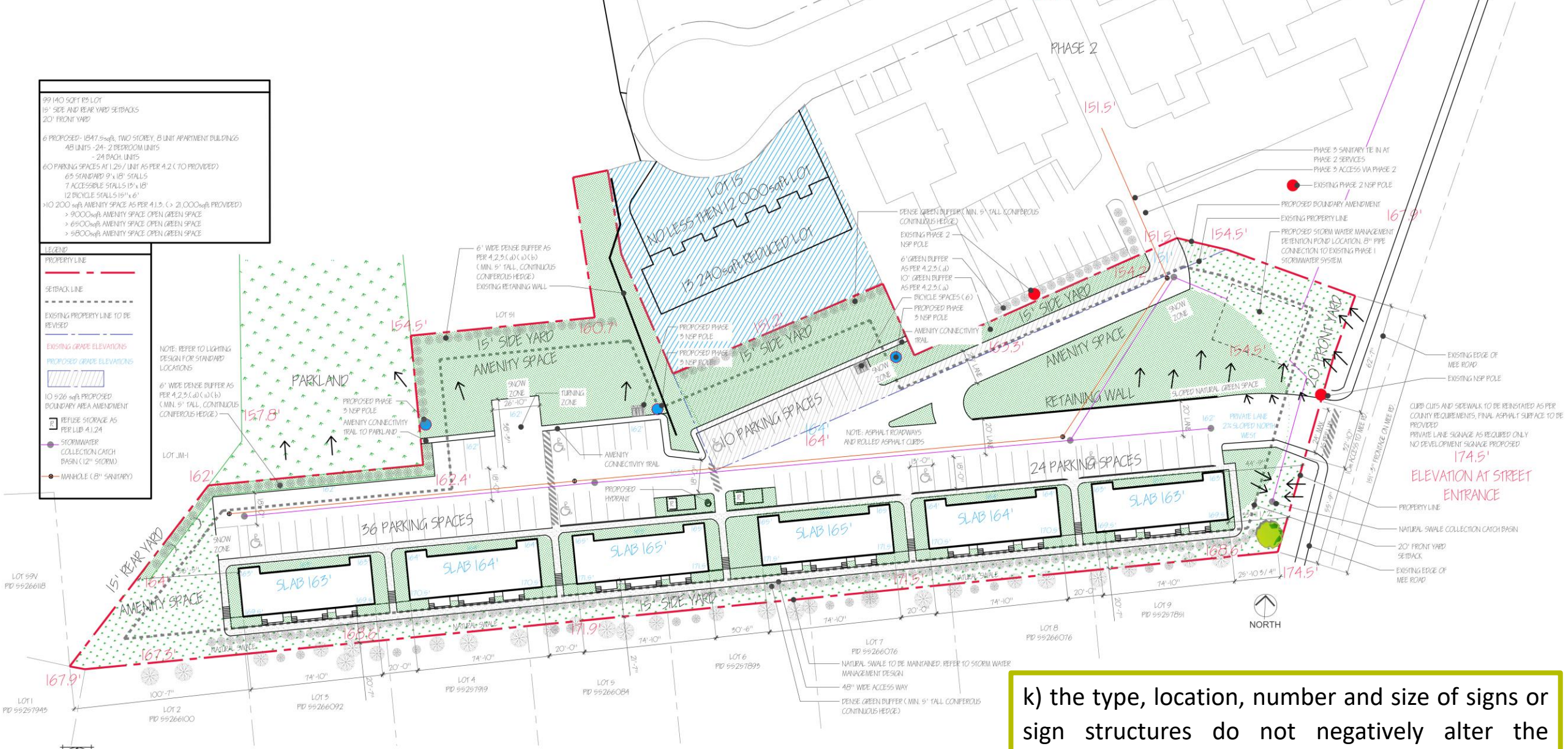

No development sign is being proposed

k) the type, location, number and size of signs or sign structures do not negatively alter the appearance of the neighbourhood; and

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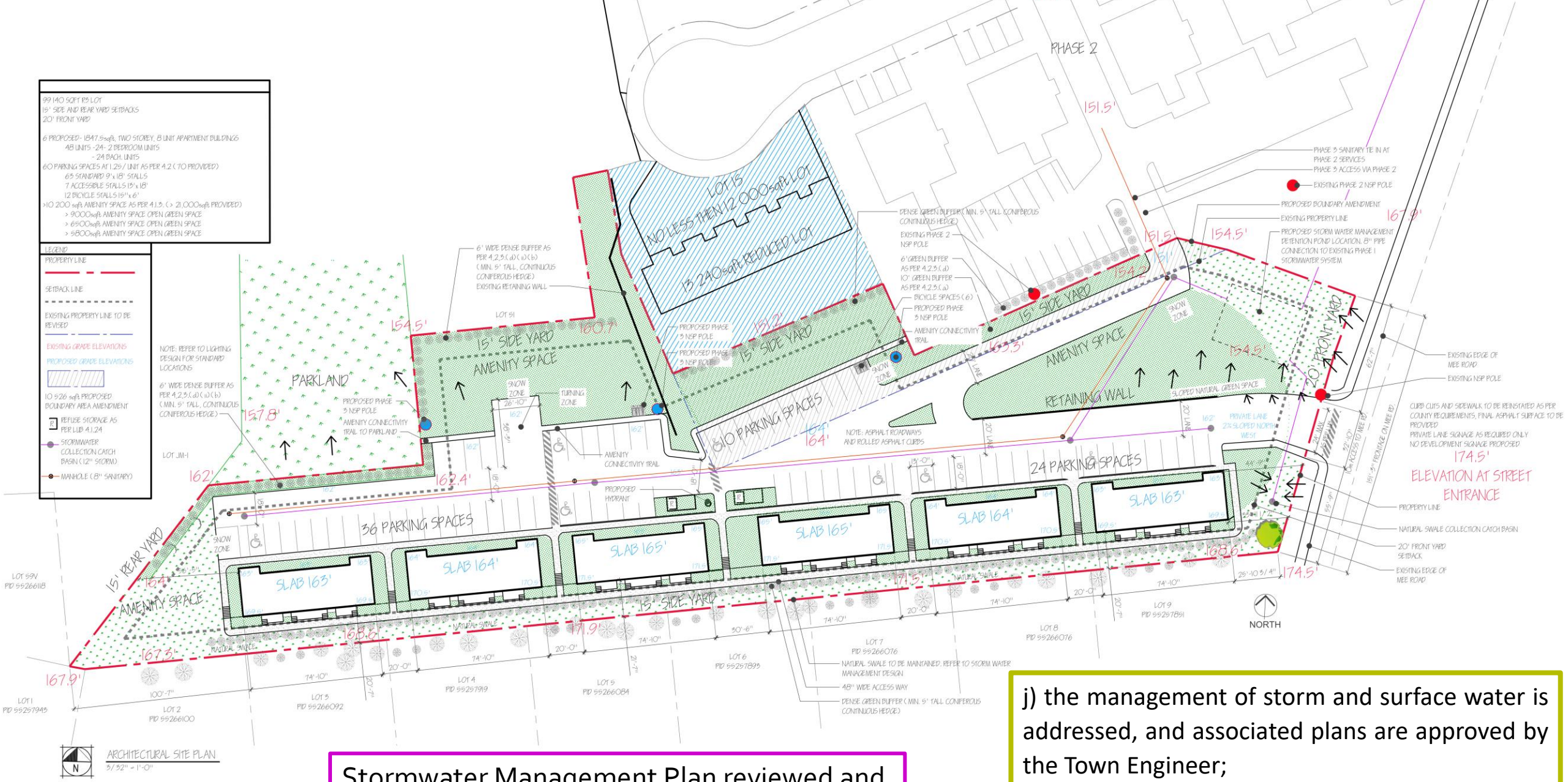

Stormwater Management Plan reviewed and approved by Engineering (Appendix E of report)

j) the management of storm and surface water is addressed, and associated plans are approved by the Town Engineer;

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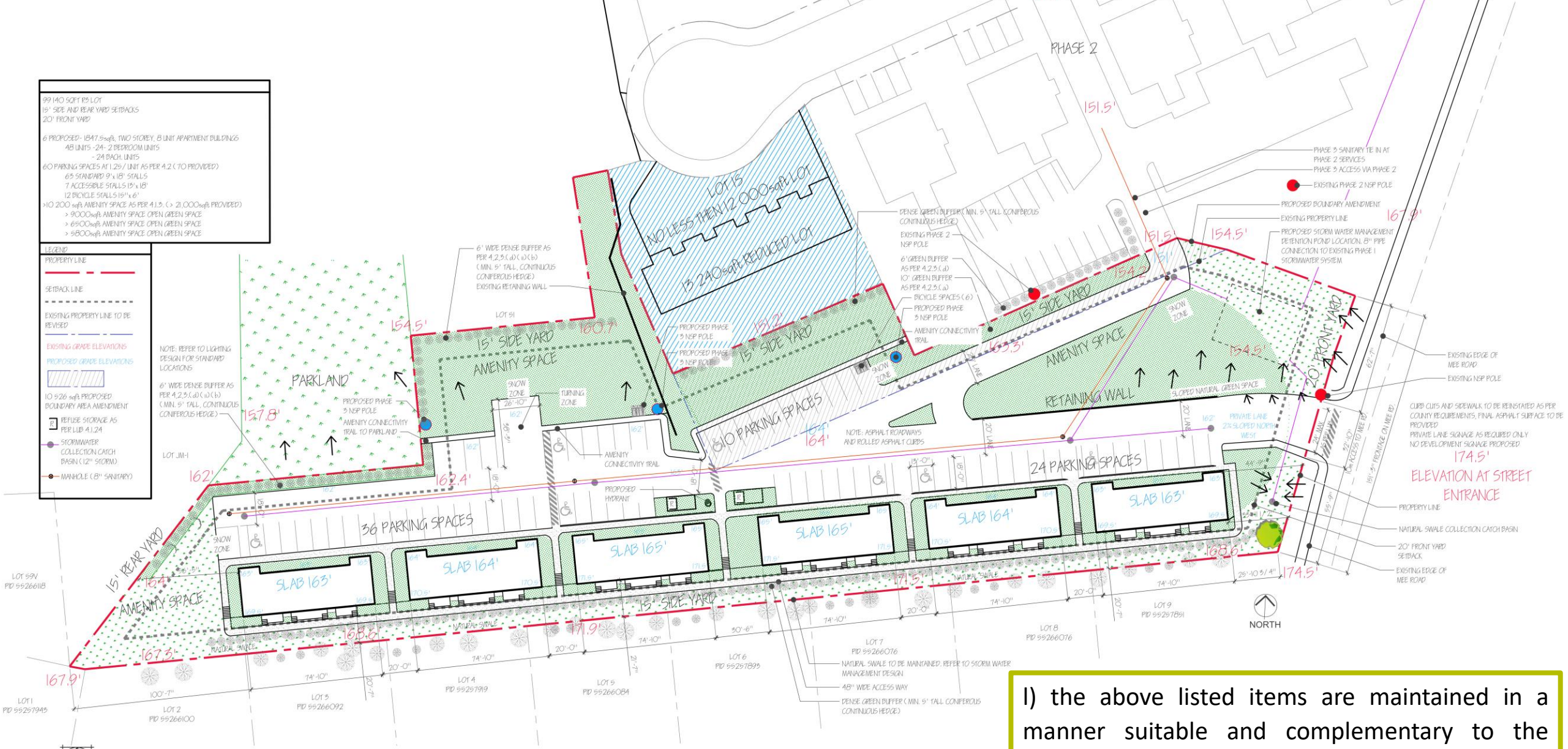

All criteria are met with no further concerns

l) the above listed items are maintained in a manner suitable and complementary to the surrounding neighbourhood.

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Site Plan Approval Process