



**Subject:** *Proposal by East Hants Council to change the designation and rezone PID 45354396, Ashford Place, Lantz.*

**To:** CAO for Planning Advisory Committee, December 8, 2020

**Date Prepared:** December 2, 2020

**Related Motions:** C20(351)

**Prepared by:** Debbie Uloth, Project Planner

**Approved by:** John Woodford, Director of Planning and Development  
Adam Clarkson, Director of Parks, Recreation and Culture

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### Summary

In accordance with motion C20(351), Planning staff have been authorized to initiate a proposal to change the land use designation and zone of lands identified as PID 45354396, Ashford Place, Lantz. The purpose of the proposal is to change the land use designation of the subject lands to the Established Residential Neighbourhood (ER) Designation and to rezone the same to Established Residential Neighbourhood (R1) Zone. This will enable the land to be used for residential uses as part of an open space land exchange. In addition, the same motion authorizes staff to begin the open space disposal process for PID 45354396.

### Financial Impact Statement

There are no immediate financial impacts associated with the adoption of this report. Approximate value of residential tax assessment will be calculated for the final staff report.

### Recommendation

That Planning Advisory Committee recommend that Council authorize staff to schedule a public information meeting to amend the MPS and LUB by changing a portion of the designation of PID 45354396, Ashford Place, Lantz to Established Residential Neighbourhood (ER) Designation and rezone the same to Established Residential Neighbourhood (R1) Zone, to enable the property to be used for residential uses.

### Recommended Motion

*Planning Advisory Committee recommends that Council:*

- *authorize staff to schedule a public information meeting to amend the MPS and LUB by changing a portion of the designation of PID 45354396, Ashford Place, Lantz to Established Residential Neighbourhood (ER) Designation and rezone the same to Established Residential Neighbourhood (R1) Zone, to enable the property to be used for residential uses.*

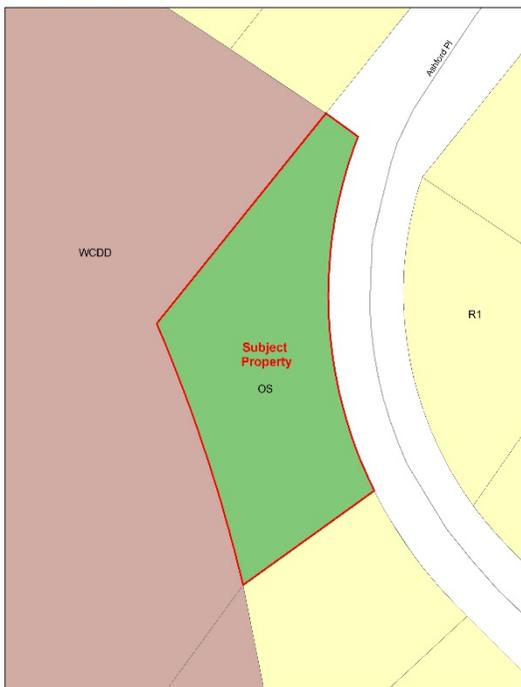
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## Background

Planning and Development staff were authorized by Municipal Council to start the process of changing the designation and zone of municipal open space in Lantz (PID 45354396). Parks, Recreation and Culture have been given authorization by Municipal Council to negotiate a land exchange for an alternative piece of land that is critical for the connection of the 'primary spine' active transportation route. The Parks, Open Space and Active Transportation Master Plan has not identified the open space lands on Ashford Place for future park development. Instead, the Municipality has invested in upgrades to the existing park on Logan Drive, with a new playground structure and park amenities being installed. Therefore, the open space lands on Ashford Place are not critical to the Master plan and their exchange will benefit the future development of the 'primary spine' trail.

As part of the negotiations, the Municipally owned land on Ashford Place is proposed to have the land use designation changed from Community Use (CU) to Established Residential Neighbourhood (ER) and rezone the same from Open Space (OS) Zone to Established Residential Neighbourhood (R1) Zone. Changing the land use designation and zone will enable the new property owner to use the subject land for residential uses. The land acquired for the 'primary spine' active transportation route will have the land use designation and zone changed for open space purposes through the plan review.

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## Subject Property

The subject property is located at PID 45354396, Ashford Place, Lantz. An excerpt of the zoning map to the left shows the location of the subject property. The total size of the subject property is approximately 0.21 hectares and the property has approximately 70 metres of frontage.

The subject property is designated Community Use (CU) Designation and zoned Open Space (OS) Zone. Land to the west of the subject property is owned by NSTIR and is where the new interchange connector is being constructed. Lands to the East and South are zoned Established Residential Neighbourhood (R1) Zone.

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## Development Proposal

The purpose of this proposal is to amend the Generalized Future Land Use Map (GFLUM) and the Land Use Bylaw Map to change the designation and zone of the open space parcel in Lantz, so that a property exchange may occur for an alternative piece of

open space that better fits with the goals of the Parks, Open Space and Active Transportation Master Plan.

The Parks, Open Space and Active Transportation master plan identifies long-term concepts for Active Transportation (AT) routes throughout the municipality. The primary spine route throughout the corridor will connect Lantz to Enfield. The recently approved development agreements with Armco and Clayton will advance the connectivity of the 'primary spine' from Lantz to Elmsdale as the developments are built out. The open space contributions for the Clayton development agreement includes an AT bridge over the Nine Mile River. As part of the planning process staff are now working on connectivity of the primary spine on the Elmsdale side of the Nine Mile River. Open Space lands on Ashford Place are proposed to be exchanged for land to enable connectivity of the primary spine AT route.

Since the Open Space (OS) Zone limits land use activities to open space uses, a change in the land use designation and zone will enable a new property owner to use the land on Ashford Place for residential purposes. Staff are recommending that the same designation and zone of adjoining properties be implemented on the subject lands.

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## Policy Analysis

The Planning and Development Department is currently reviewing the proposal based on the applicable policies contained in the Municipal Planning Strategy. To address potential compatibility issues with neighbouring residences and businesses, and to comply with criteria applied to consideration of the amendments, Staff will be requesting comments from internal departments and external agencies. A detailed table of the evaluative criteria from the enabling policies and corresponding comments from Staff and reviewing agencies will be attached to the final report.

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## Citizen Engagement

Planning staff will comply with Citizen Engagement Policies of the Municipal Planning Strategy when processing this proposal. An advertisement outlining the proposal and indicating that it is under review by staff was placed in the November 27, 2020 edition of the *Chronicle Herald*. As part of the review process, a public information meeting (PIM) is required, for MPS amendments, to hear input from the community. A letter will be mailed to all property owners within 300 metres of the subject property indicating the time and date of the PIM once it has been scheduled.

Due to Covid-19 restrictions, the public information meeting will be held as a digital meeting that residents can join digitally to listen to the presentation. Residents will have an opportunity to ask questions at the PIM.

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## Conclusion

Staff will continue to review the proposal to change the designation and rezone lands located at PID 45354396, Ashford Place, Lantz to Established Residential Neighbourhood (ER) Designation and the Established Residential Neighbourhood (R1) Zone, to enable the development of residential land uses. The proposal will be evaluated using all applicable policies in the Municipal Planning Strategy. Staff will make a recommendation to PAC in their final staff report.

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## Recommendation

That Planning Advisory Committee recommend that Council authorize staff to schedule a public information meeting to amend the MPS and LUB by changing a portion of the designation of PID 45354396, Ashford Place, Lantz to Established Residential Neighbourhood (ER) Designation and rezone the same to Established Residential Neighbourhood (R1) Zone, to enable the property to be used for residential uses.