



Subject: *Plan Update - WCDD Review*
To: CAO for Planning Advisory Committee, April 19, 2022
Date Prepared: April 12, 2022
Related Motions: C22(56)
Prepared by: John Woodford, Director of Planning & Development
Approved by: John Woodford, Director

Summary

As part of the ongoing plan update, Planning staff are preparing background papers to discuss and propose approaches to different land use issues within the Municipality. In September 2020, Council passed a motion C22(56) directing staff to review WCDD designated sites in the Corridor. In this report, staff review the issue and recommend that one of the WCDD designated areas be changed.

Financial Impact Statement

There is no cost associated with adopting the recommendation in this report.

Recommendation

Direct staff to prepare amendments to the MPS that would change the designation of lands in Enfield that are zoned R2-T from WCDD to MR and change the designation of lands zoned R2 from WCDD to ER, except for lands currently part of an application from Elmsdale Lumber.

Recommended Motion

Planning Advisory Committee recommends to Council that Council:

Direct staff to prepare amendments to the MPS that would change the designation of lands in Enfield that are zoned R2-T from WCDD to MR and change the designation of lands zoned R2 from WCDD to ER, except for lands currently part of an application from Elmsdale Lumber.

Background

In February 2022 Council passed the following motion:

C22(56) Moved that Council direct staff to do a review on WCDD designations and what zones they are in place on.

The FH development agreement application in Elmsdale highlighted that there are certain properties that are zoned R2 but are designated WCDD.

The Planning Advisory Committee expressed some concern about this split designation/zone and requested this review.

Designation vs Zone

Essentially there are two levels of zoning and the difference between a designation and zone is as follows:

The Land Use Designation comes from the Municipal Planning Strategy and there can be just one or several zones permitted in a single designation. The designation outlines broad policy goals for the area.

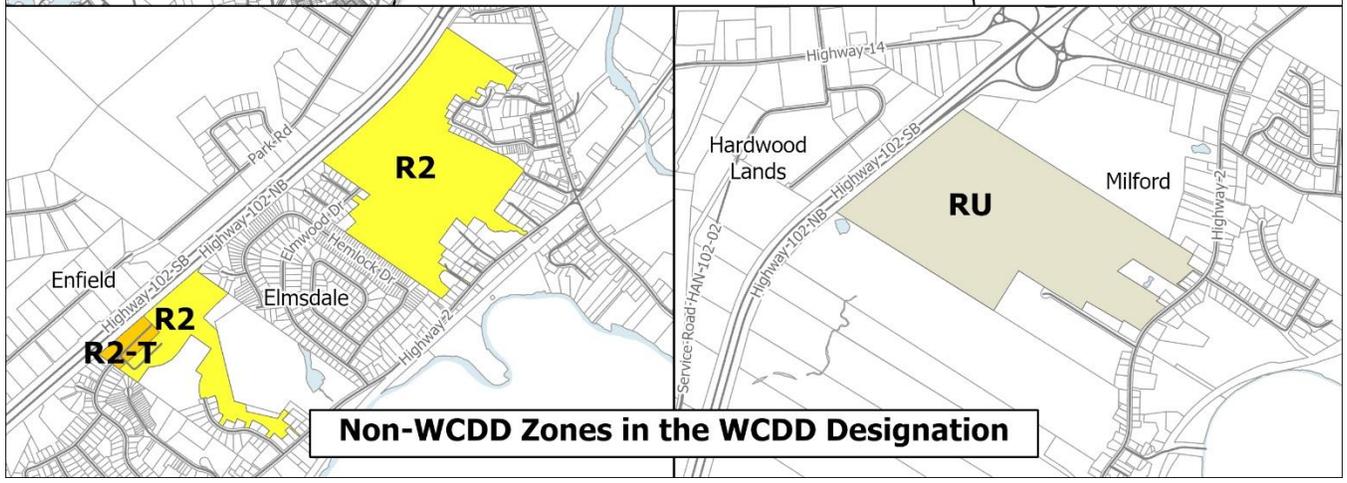
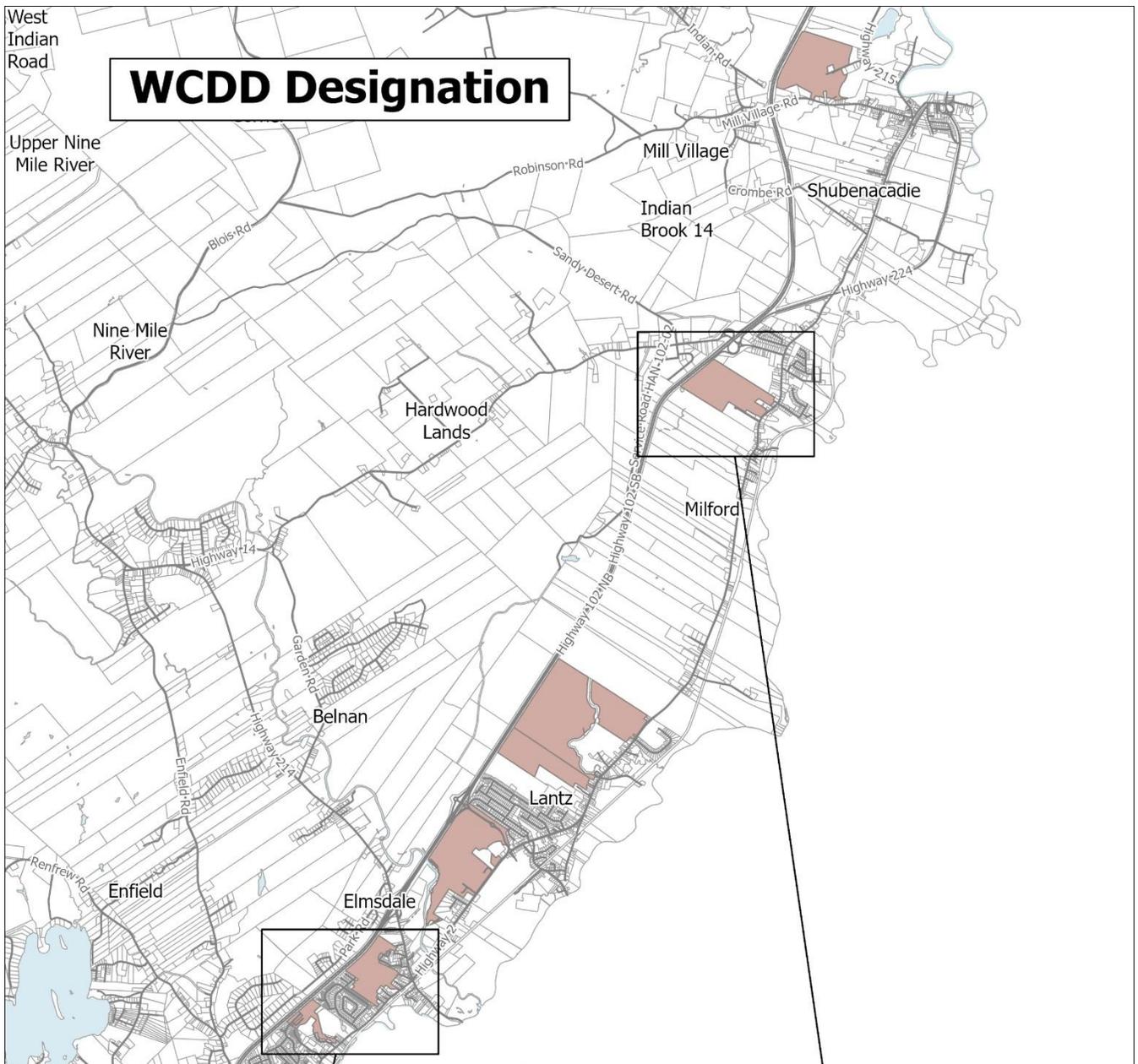
Zoning comes from the Land Use Bylaw. This is where the regulations are found that determine what land uses and density are permitted on a property.

Walkable Comprehensive Development District (WCDD)

The Municipal Planning Strategy outlines the following vision for the WCDD District:

WCDD Policy Statement:

Meeting the challenges faced by a growing community such as East Hants requires innovation and flexibility. This can be achieved through the Comprehensive Development District (CDD) and development agreement process. Through this process, the Municipality is able to be more flexible with respect to road standards, architectural design, and other aspects of development. Such agreements also assist in ensuring the creation of quality, livable neighbourhoods. The CDD process will also enable the Municipality to negotiate and implement urban design principles for large developments. Due to their size, these developments have the potential to shape the character of their communities.



MPS Policy UD33 also indicates additional sites will be designated by not zoned WCDD.

Council shall consider the enactment of the Walkable Comprehensive Development District (WCDD) provisions as outlined in this section for specified sites. The sites identified on the Generalized Future Land Use Maps shall be designated Walkable Comprehensive Development District (WCDD) and the existing zoning shall remain in place until such time as the landowners come forward with a proposal to enable the Walkable Comprehensive Development District (WCDD) Zone through a development agreement.

WCDD AREAS

Shubenacadie: 80 ha, located between Mitchell Road, Mill Village Road and Highway 102

Designated and Zoned WCDD

Milford: 65 ha adjacent to the Milford Middle School.

Zoned Rural Use

Lantz (Armco): 159 ha at the northeast end of Lantz between Highway 102 and Highway 2.

Designated and Zoned WCDD

Lantz (Clayton): 103 ha surrounding the East Hants Sportsplex and the Maple Ridge Elementary School.

Designated and Zoned WCDD

Elmsdale: 41 ha adjacent to Elmwood Estates.

Zoned R2

Enfield: 25 ha Lands surrounding the Enfield District Elementary

Zoned R2 & R2T

Discussion

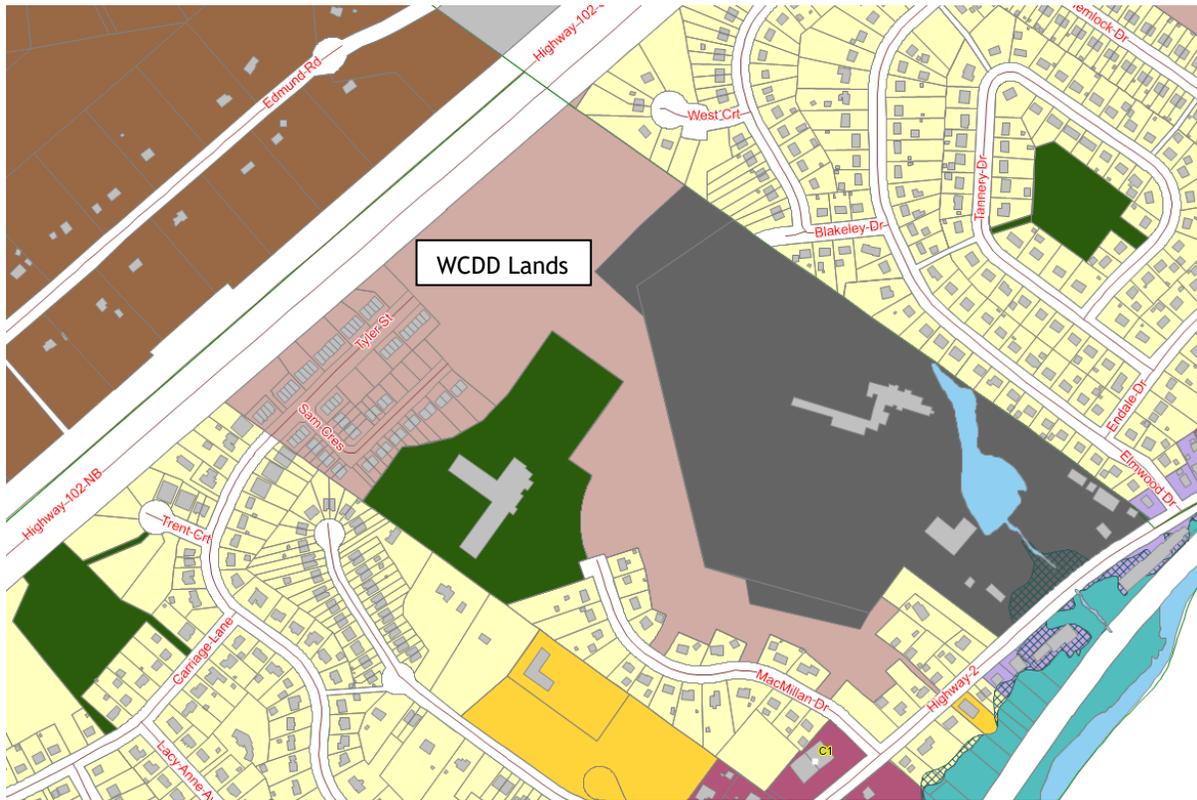
Staff have concluded that 5 of the sites are still appropriately designated and zoned. Those sites which have zoning other than WCDD give the owners additional flexibility for future development and in the case of Milford the Rural Use Zone better reflects the current use.

Staff have also come to the conclusion that it would be appropriate to change the Enfield site from the WCDD designation. A portion of the property is already developed using the R2-T Zone, a portion has an active application to rezone to Industrial Commercial to enable expansion at Elmsdale Lumber and the remaining lands are too small to enable the large scale development envisioned for WCDD sites.

R2-T Zoned lands could be redesignated to Medium Density Neighbourhood (MR)

R2 Zoned lands could be redesignated to Established Residential Neighbourhood (ER)

Lands proposed to be redesignated and rezoned to Industrial Commercial should await the outcome of the application from Elmsdale Lumber.



Conclusion

Staff have reviewed the 6 WCDD sites in the corridor area. Staff have concluded the designation and zoning are still appropriate for 5 of the sites but believe one site should be changed.

Appropriate land use designations could be applied to these lands as part of the Plan Update project.

Recommendation

Direct staff to prepare amendments to the MPS that would change the designation of lands in Enfield that are zoned R2-T from WCDD to MR and change the designation of lands zoned R2 from WCDD to ER, except for lands currently part of an application from Elmsdale Lumber.