



Subject: *Ramar Developments Limited - MPS and LUB Mapping Amendments*
To: CAO for Planning Advisory Committee, June 21, 2022
Date Prepared: June 1, 2022
Related Motions: None
Prepared by: Lee-Ann Martin, Planner
Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from Ramar Developments Limited to redesignate and rezone a portion of property in East Uniacke from Rural Use (RU) Zone to Country Residential (CR) Zone. This initial report outlines the application and recommends that a Public Information Meeting be held.

Financial Impact Statement

There are no immediate financial impacts associated with the recommendations of this report. Information on the financial impact of the amendments will be provided in the final report.

Recommendation

That Planning Advisory Committee recommend that Council authorize staff to schedule a Public Information Meeting.

Recommended Motion

Planning Advisory Committee recommends that Council:

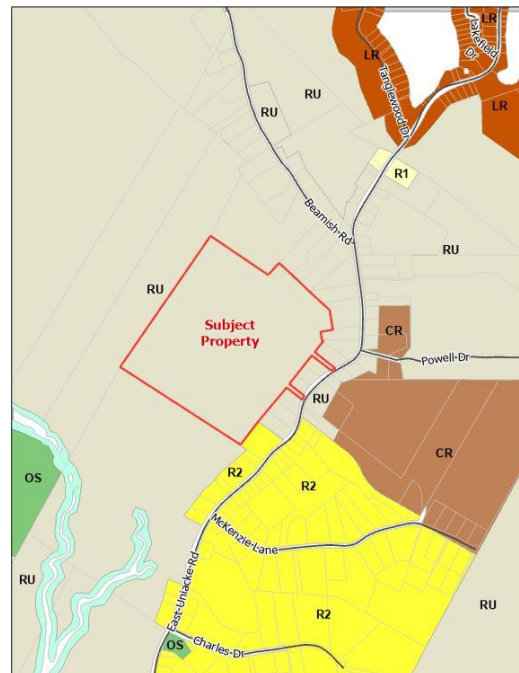
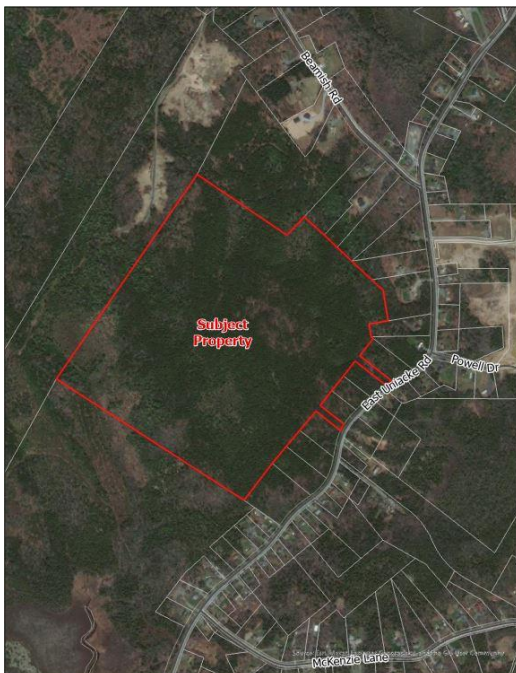
- *authorize staff to schedule a Public Information Meeting to consider a proposal for PID 45157054 to change the designation and zone from Rural Use (RU) to Country Residential (CR).*

Background

In April 2022, the Municipality received an application from Ramar Developments Limited to redesignate and rezone a portion of property in East Uniacke from Rural Use (RU) Zone to Country Residential (CR) Zone. This application would also require a change in the land use designation from Rural Use (RU) to Country Residential (CR). This initial report outlines the application and recommends that a Public Information Meeting be held.

Subject Property

An excerpt of the zoning map and aerial photography map below show the location of the subject property identified as PID 45157054, which is accessed via the East Uniacke Road. The forested property totals 42.2 Ha. The property is currently zoned as Rural Use (RU) Zone and is located outside of the Mount Uniacke Growth Management Area.



Development Proposal

The purpose of this proposal is to amend the Generalized Future Land Use Map (GFLUM) and the Land Use By-law Map to change the designation from Rural Use (RU) to Country Residential (CR) and the zone from Rural Use (RU) Zone to Country Residential (CR) Zone. The purpose of the application is to enable the development of a low-density subdivision. The concept plan shown below contains 65 potential lots for residential development. However, this plan is a concept only and the detailed layout, including open space, will be submitted with a subdivision application.



Policy Analysis

Staff are currently reviewing the proposed amendments based on the applicable policies contained in the Municipal Planning Strategy (MPS). Staff will be requesting comments from internal departments and external agencies including Nova Scotia Public Works. 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.

This property is within the Rural Use (RU) Zone and does not allow any new roads. Policy AR2 of the MPS states:

“Council shall establish the Rural Use (RU) Zone, whose purpose and general zoning provisions shall be consistent with the specified intent of the (RU) Designation, and furthermore:

- (i) Only permitting new residential development to occur on existing roads;”

As a result, the property will have to be redesignated and rezoned to enable the development.

In evaluating this application, Staff will refer to MPS polices associated with the Rural Use and Country Residential Designations and Zones, as well as general policies related to amending the MPS and the Land Use Bylaw (LUB).

Policy IM18 (b) requires that Council consider the adequacy of physical site conditions for private on-site septic and water systems. Staff will be requesting the applicant provide a hydrogeological study to enable Council to consider the adequacy of the site to provide a drinking water supply.

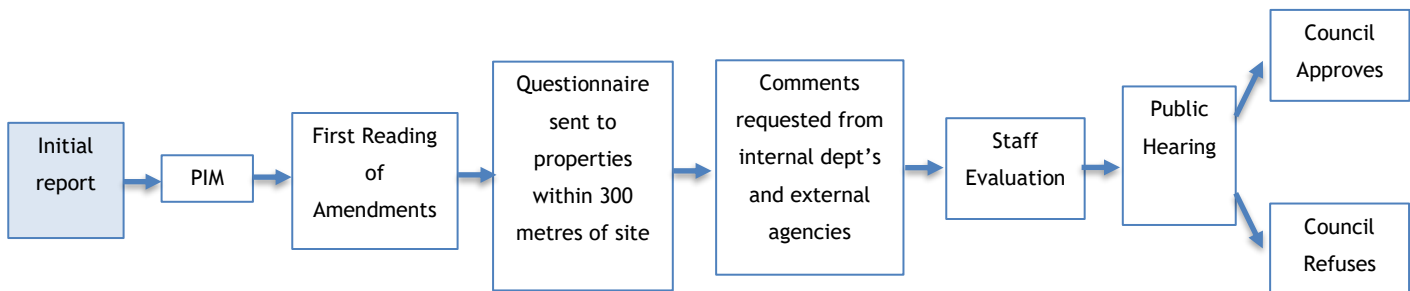
Council’s decision on this application is not appealable to the Nova Scotia Utility and Review Board as it involves an amendment to the MPS.

Citizen Engagement

Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing the amendments. An advertisement outlining the proposal and indicating that it is under review by staff will be placed in an upcoming edition of the *Chronicle Herald*. As part of the review process for MPS amendments, a Public Information Meeting (PIM) is required, 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 at which time residents will have an opportunity to ask questions on the application. A notice of the PIM will also be placed in the *Chronicle Herald*.

Conclusion

Staff will continue to review the proposal to change the subject property to the Country Residential (CR) Designation and the Country Residential (CR) Zone. The proposed amendments will be evaluated using all applicable policies in the Municipal Planning Strategy. Staff will make a recommendation to PAC in their final staff report.



Recommendation

That Planning Advisory Committee recommend that Council authorize staff to schedule a Public Information Meeting.