



Subject: *The Tire Man - MPS and LUB Mapping Amendments*
To: CAO for Planning Advisory Committee, October 17th, 2023
Date Prepared: September 29, 2023
Related Motions: PAC23(41), C23(247)
Prepared by: Lee-Ann Martin, Planner and Development Officer
Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from The Tire Man to redesignate and rezone a portion of property in Mount Uniacke from Rural Use (RU) zone and designation to the Regional Commercial (RC) zone and designation. This report further outlines the application and recommends that the application proceed to a Public Hearing.

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 give First Reading and authorize staff to schedule a Public Hearing.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Give First Reading to consider a proposal for a portion of PID 45337722 to change the designation from Rural Use (RU) to Regional Commercial (RC) and the zone from Rural Use (RU) to Regional Commercial (RC); and authorize staff to schedule a Public Hearing.*

Background

In May 2023, the Municipality received an application from Dave St. Laurent from The Tire Man to redesignate and rezone a portion of property in Mount Uniacke from Rural Use (RU) Zone to the Regional Commercial (RC) Zone. This application would also require a change in the land use designation. This initial report outlines the application and recommends that a Public Information Meeting be held.

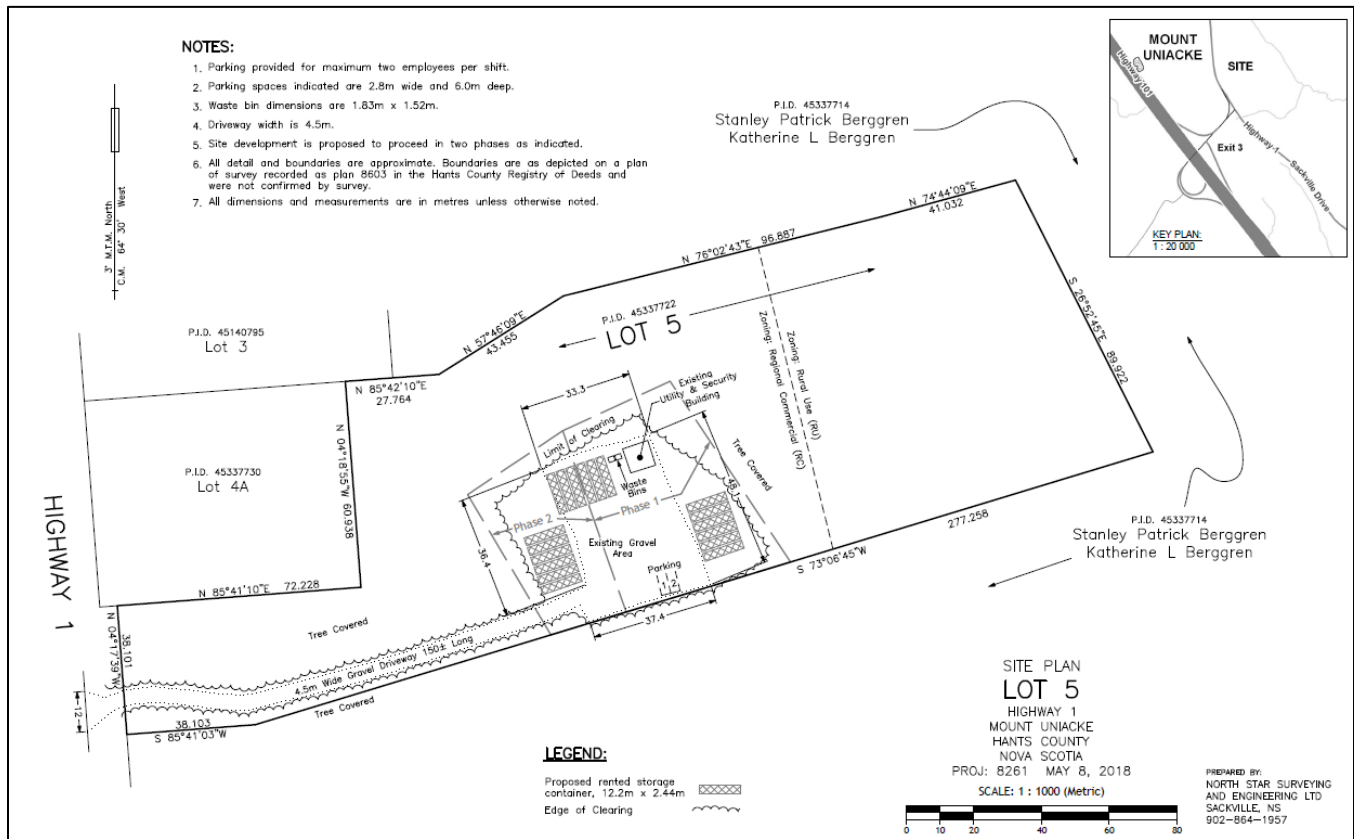
Subject Property

An excerpt of the zoning map and aerial photography map below show the location of the subject property identified as PID 45337722, which is accessed via Highway 1, Mount Uniacke. The property totals 2.29 Ha and is the current location for “The Tire Man” business. The property is currently split zoned as Regional Commercial (RC) zoning and Rural Use (RU) zoning at the rear of the property. The property is also located within 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 Bylaw Map to change the designation and zone from the portion of property that is currently zoned Rural Use (RU) to the Regional Commercial (RC) zone and designation to enable the expansion of the Automobile Repair and Maintenance use on the property. The plan below shows the original site plan application for the property. The applicant has indicated the desired growth of the business and the need to expand onto the portion of land that is zoned Rural Use is necessary. As the present use of Automobile Repair and Maintenance is not a permitted use in the Rural Use zone, the applicant has requested to have the portion of the property rezoned and redesignated to be consistent with the rest of the zoning on the property and to enable future expansion of the business.



Discussion

LEGISLATIVE AUTHORITY

The Municipal Government Act, Part VIII gives legislative authority for this application. This section outlines the process for these amendments to be considered, including the advertisements for a Public Hearing.

FINANCIAL CONSIDERATIONS

A financial impact analysis will be provided in the final staff report.

MUNICIPAL PLANNING STRATEGY 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 staff report.

The property will have to be redesignated and rezoned to enable the expansion of the existing business. If approved, the applicant will then have to go through the site plan approval process prior to obtaining any building permits.

In evaluating this application, Staff will refer to MPS polices associated with the Mount Uniacke Growth Management Area and the Regional Commercial (RC) designation, as well as general policies related to amending the MPS and the Land Use Bylaw (LUB).

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

Citizen Engagement

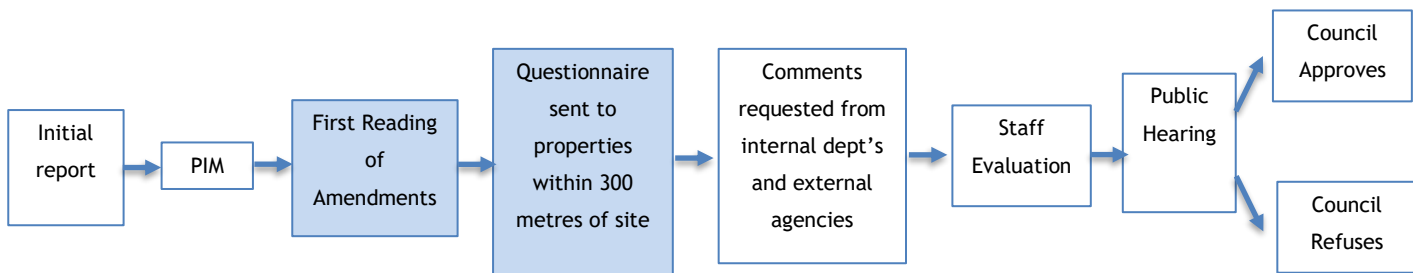
Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing the amendments. An advertisement outlining the proposal and indicating that it is under review by staff was placed in the August 16, 2023 edition of the *Chronicle Herald*. As part of the review process for MPS amendments, a Public Information Meeting (PIM) is required to hear input from the community. A letter was mailed to all property owners within 300 metres of the subject property indicating the date, time and location of the PIM and stating that residents would have an opportunity to ask questions regarding the application. A notice of the PIM was also be placed in the *Chronicle Herald*.

The Public Information Meeting was held on September 12, 2023 in Mount Uniacke. Three (3) members of Council and the applicant attended the meeting. There were no members of the public in attendance. No questions or concerns were raised at the meeting.

A letter and questionnaire will again be mailed to all property owners and residents within 300m of the subject property. This is another opportunity for residents to express their thoughts on the proposal. All questionnaire responses will be provided to PAC and Council to review prior to any decision on the application being made.

Conclusion

Staff will continue to review the proposal to change the Rural Use (RU) zoned portion of subject property to the Regional Commercial (RC) Designation and the Regional Commercial (RC) 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 give First Reading and authorize staff to schedule a Public Hearing.

Alternatives

If the PAC does not support this application, they can choose to recommend that Council not move forward with the application. Planning staff do not support this approach and recommend that the file be taken to a

Public Hearing to allow staff to complete their full review and analysis of the policies to be provided to PAC and Council in the final staff report.

Attachments

Appendix A- Public Information Meeting Notes

Appendix B- Amendment Sheets

Public Information Meeting Notes

PLN23-008 - The Tire Man

Proposed Municipal Planning Strategy and Land Use Bylaw Mapping Amendments - Mount Uniacke

September 12, 2023

Staff Members:

John Woodford, Director of Planning & Development (Chair)

Lee-Ann Martin, Planner and Development Officer

Abigail Reynolds, Administrative Assistant

Applicant:

Dave St. Laurant (The Tire Man)

Public In attendance:

Councillor Mitchell

Councillor Hebb

Deputy Warden Perry

Questions and Comments:

- No questions or comments were raised.

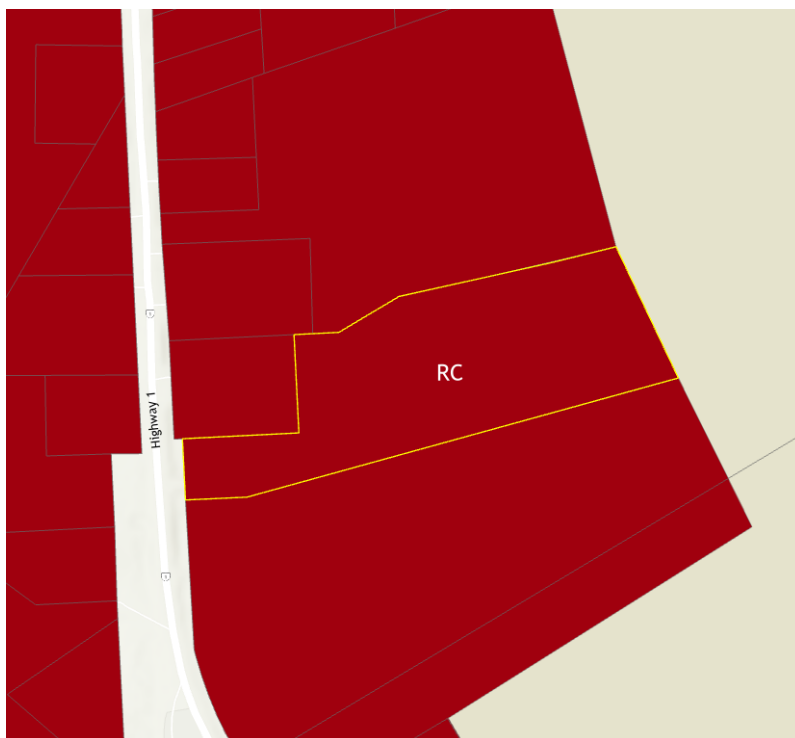
Appendix B

Draft Amendment Sheet

The Municipality of East Hants
Official Community Plan
Municipal Planning Strategy

Generalized Future Land Use Map 4: Mount Uniacke Growth Management Areas Generalized Future Land Use Map 8: Official Community Plan Areas

The GFLUM designation of a portion of PID 45337722, shown on the Generalized Future Land Use Map 4: Mount Uniacke Growth Management Area and Generalized Future Land Use Map 8: Official Community Plan Areas, is changing from Rural Use (RU) to Regional Commercial (RC).



Draft Amendment Sheet

The Municipality of East Hants
Official Community Plan
Land Use Bylaw

Land Use Bylaw Map 4: Mount Uniacke Growth Management Area Land Use Bylaw Map 8: Official Community Plan Areas

The zoning of a portion of PID 45337722, shown on the Land Use Bylaw Map 4: Mount Uniacke Growth Management Area and Land Use Bylaw Map 8: Official Community Plan Areas, is changing from Rural Use (RU) to Regional Commercial (RC).

