



Subject: *Stillman Onsite Inc. - MPS and LUB Mapping Amendments*
To: CAO for Planning Advisory Committee, May 9, 2023
Date Prepared: April 26, 2023
Related Motions: None
Prepared by: Lee-Ann Martin, Planner & Development Officer
Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from Stillman Onsite Inc. on behalf of 3282802 NS Ltd. to redesignate and rezone a property in Milford from Two Dwelling Unit Residential (R2) Zone to the Townhouse (R2-T) 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 45091519 to change the designation from Established Residential Neighbourhood (ER) designation to the Medium Density Residential Neighbourhood (MR) designation and the zone from Two Dwelling Unit Residential (R2) Zone to the Townhouse (R2-T) Zone.*

Background

In April 2023, the Municipality received an application from Stillman Onsite Inc. on behalf of 3282802 NS Ltd to redesignate and rezone a property in Milford from the Two-Dwelling Unit Residential (R2) Zone to the Townhouse (R2-T) 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

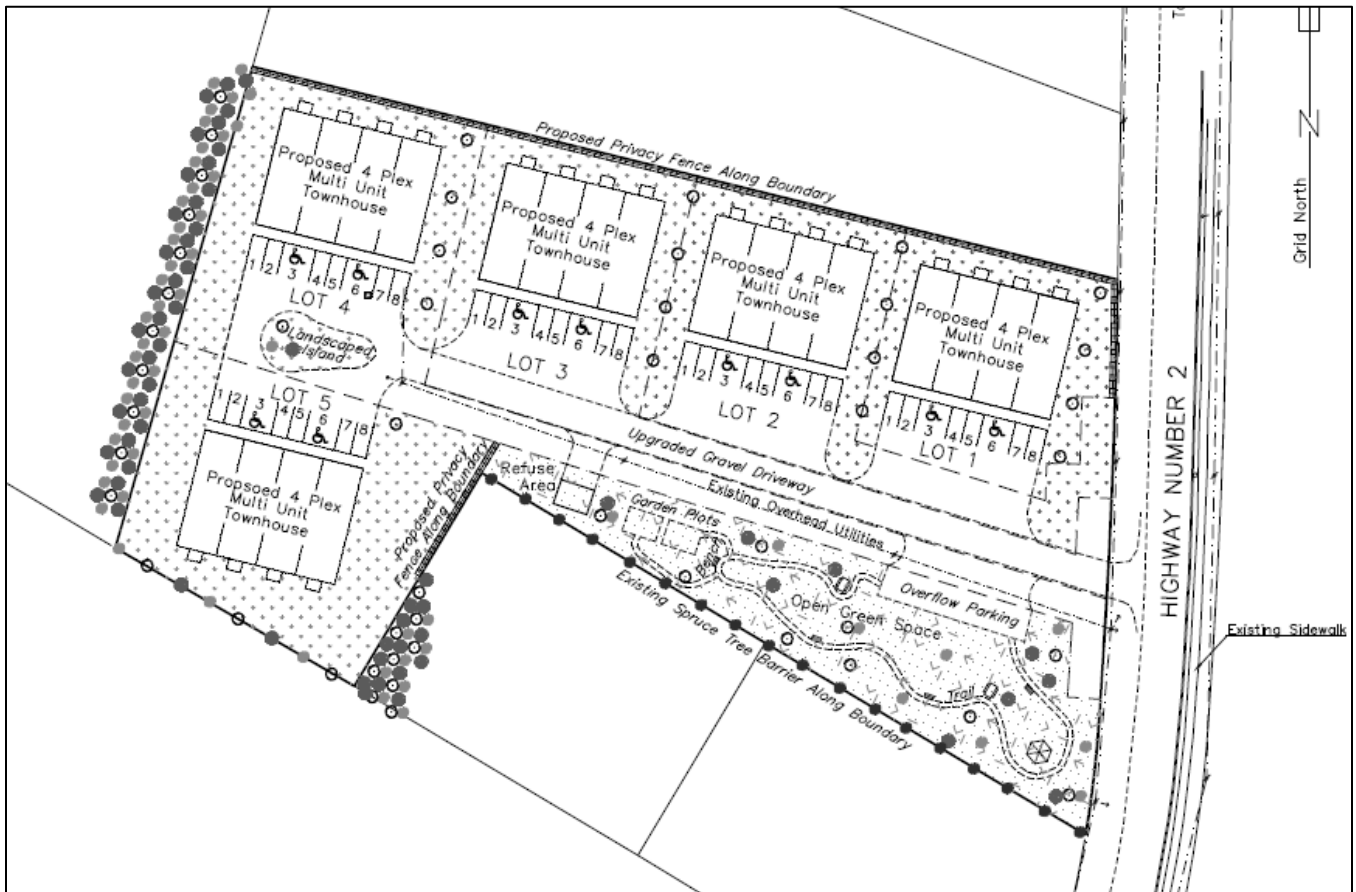
An excerpt of the zoning map and aerial photography map below show the location of the subject property identified as PID 45091519, which is accessed via Highway 2, Milford. The 1.4 Ha property is currently zoned as Two Dwelling Unit Residential (R2) Zone and designated as Established Residential Neighbourhood (ER) designation. The property is also located within the Milford Growth Management Area.

The site currently contains a single unit dwelling and out building. Both structures are in a state of disrepair and are scheduled to be demolished.



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 from Established Residential Neighbourhood (ER) to the Medium Density Residential Neighbourhood (MR) designation and the zone from Two Dwelling Unit Residential (R2) to the Townhouse (R2-T) Zone to enable a townhouse development. The proposed concept plan for the future development is shown below. The applicant has submitted a plan of subdivision to create four (4) new lots, five lots total. If the redesignation and rezoning is approved, the applicant will have to go through the site plan approval process prior to any development of townhouses on the properties.



Discussion

LEGISLATIVE AUTHORITY

The Municipal Government Act, Part III 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. 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.

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

Policy IM10 states that Council shall only consider private applications to amend the strategy where said amendments are in the best interest of the Municipality. Policy IM18 (b) also requires that Council consider the adequacy of physical site conditions for private on-site septic and water systems.

Based on those two policies, staff will be requesting the applicant provide a hydrogeological study to enable Council to consider the adequacy of the property to provide a drinking water supply and to review the impact of well interference on existing uses in the area. We now know there is potential for well interference in Milford and staff consider it in the best interest of the Municipality to consider this impact.

Policy RD28 also outlines the criteria Council shall consider for expansions to the MR designation.

Council’s decision on this application is not appealable to the NSUARB as it involves an amendment to the MPS.

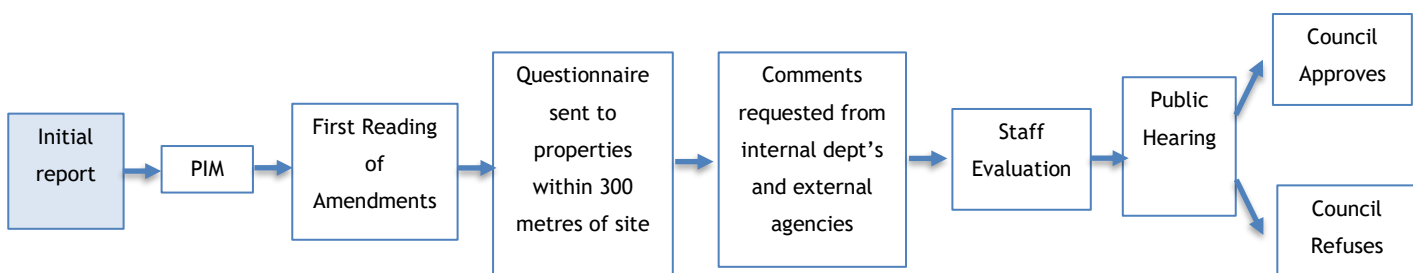
Citizen Engagement

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. Additionally, a letter will be mailed to all property owners within 300 metres of the subject property. These letters will indicate the time and date of the PIM once it has been scheduled. A notice of the PIM will also be placed in the *Chronicle Herald*.

Following First Reading, a letter and questionnaire will be mailed again to all property owners within 300m of the subject properties allowing residents an opportunity to comment on the application.

Conclusion

Staff will continue to review the proposal to change the subject property to the Medium Density Residential (MR) Designation and the Townhouse (R2-T) 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.

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

None