



Subject: *E.L.T Property Holdings Ltd. Application: MPS and LUB Mapping Amendments*
To: CAO for Planning Advisory Committee, January 16, 2024
Date Prepared: January 10, 2024
Related Motions: PAC23(32), C23(209), PAC23(56), and C23(344)
Prepared by: Debbie Uloth, Project Planner
Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from E.L.T. Property Holdings Ltd. to change the land use designation of PID 45118221 and PID 45078748 from Village Core (VC) to Medium Density Residential Neighbourhood (MR) and rezone the same PIDs from Village Core (VC) to Multiple Unit Residential (R3) Zone. The purpose of the application is to allow for the construction of three, 24-unit apartment buildings. The application site is located at the corner of Old Enfield Road and Bakery Lane.

A public information meeting for the application was held on September 5, 2023. Notes from the meeting have been attached as Appendix B.

First reading of the proposed mapping amendments was given at the October 2023 meeting of Council. Planning staff are recommending second reading and approval of the proposed application.

Financial Impact Statement

A fiscal impact analysis has been completed for the subject property using assumptions on a potential assessed value of new buildings. The projected financial benefit to the Municipality is approximately \$52,659.

Recommendation

That Planning Advisory Committee recommends that Council give second reading and approve the mapping amendments; subject to the discharge of the existing site plan approval (Development Officer task).

Recommended Motion

Planning Advisory Committee recommends that Council:

- *give second reading and approve the application from E.L.T. Property Holdings Ltd. to amend the MPS and LUB by changing the land use designation of PID 45118221 and PID 45078748 to Medium Density Residential Neighbourhood (MR) and rezoning the same lands to Multiple Unit Residential (R3) Zone; subject to the existing site plan approval being discharged from the same properties.*

Background

Planning staff received an initial application from E.L.T. Property Holdings Ltd. in May 2023. The application proposes to change the Generalized Future Land Use Designation of lands identified as PID 45118221 and PID 45078748 from Village Core (VC) to Medium Density Residential Neighbourhood (MR) and to rezone the same from Village Core (VC) to Multiple Unit Residential (R3) Zone. Changing the land use designation and zone would then allow the applicant to apply for site plan approval for three, 24-unit apartment buildings.

E.L.T. Property Holdings Ltd. currently has site plan approval on the subject lands that permit the development of six, 12-unit apartment buildings, with each building on its own lot, with a zero lot line between every two buildings. Both the approved and the proposed application have a total of 72 dwelling units.

Discussion

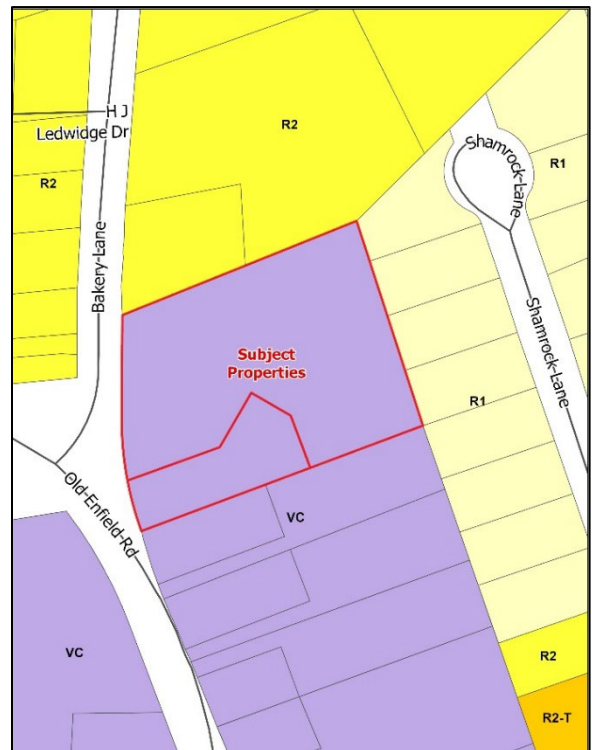
SUBJECT PROPERTY

The subject properties are shown on the map to the right and are identified as PID 45118221 (civic 51) and PID 45078748 Old Enfield Road, Enfield. The total area of the subject lands is approximately 1.13 ha (2.8 acres).

The properties are zoned Village Core (VC) Zone. Property to the south is zoned Village Core (VC) Zone, property to the north is zoned Two Dwelling Unit Residential (R2) Zone, property to the east is zoned Established Residential Neighbourhood (R1) Zone, and across the Old Enfield Road is the Royal Canadian Legion, which is zoned Village Core (VC). The subject lands have frontage on the corner of Old Enfield Road and Bakery Lane.

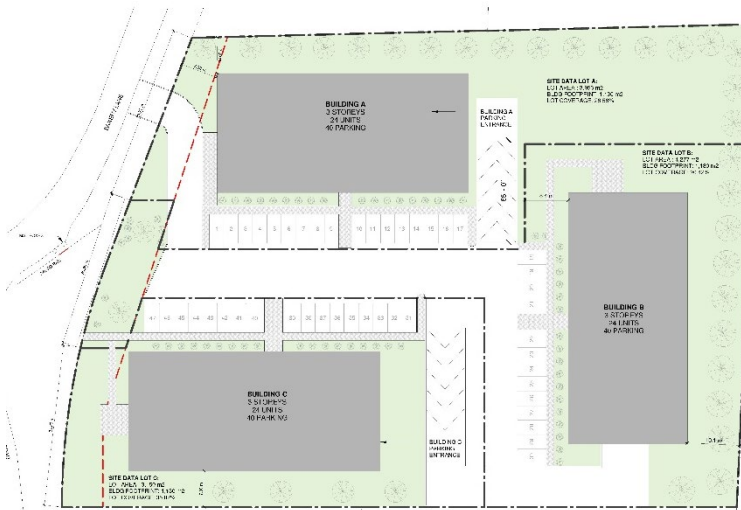
DEVELOPMENT PROPOSAL

The purpose of this application is to amend the Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) to allow for the development of three, 24-unit multiplexes. A concept plan of the proposed development is shown on the following page and is attached as Appendix A.

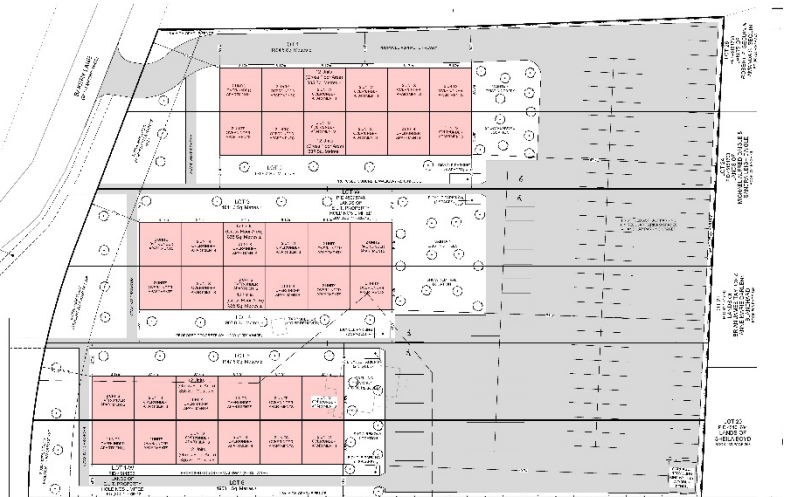


Under the approved site plan, the Developer has the ability to construct 72 dwelling units. The current lands would have to be subdivided to create six lots, with one multiplex containing 12-dwelling units on each lot. The difference between the two plans is in the scale of the buildings and the lot coverage of the parking areas. Under the proposed site plan, most of the parking is located in underground parking garages instead of surface parking areas. Both applications are proposed to have the same number of dwelling units.

If the MPS and LUB mapping application is approved, the applicant does not have to develop the properties as shown on the site plan. However, the applicant would be restricted by the size and frontage of the land and by requirements of the Land Use Bylaw. A maximum of three lots could be created with a maximum of 24-dwelling units on each lot, for a total of 72 dwelling units. The applicant would also have to be compliant with other LUB regulations such as amenity space requirements, buffering, design requirements, and parking requirements. If the property designation and zone is changed the applicant also has the option of applying for a development agreement on the subject lands to allow for increased density but this would be subject to consideration by Council.



Concept Plan for MPS and LUB Mapping
Amendment Application.



Approved Site Plan

POLICY ANALYSIS

Staff have reviewed the proposed amendments based on the applicable policies contained in the Municipal Planning Strategy (MPS). Comments have been received 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 has been attached as Appendix E.

Policy IM11 of the MPS is the policy that permits Council to consider the proposed mapping amendments. East Hants Council has to determine if the proposed application is in the best interest of the Municipality.

Policy IM11 - Permits Council to consider private applications to amend the MPS where the proposed amendments are in the best interest of the Municipality.

Nova Scotia Public Works has commented that a negative impact to the Provincial road network is not anticipated. However, the applicant will have to shift the location of the proposed driveway northerly, away from the Old Enfield Road and Bakery Lane intersection. The concept plan has been updated to show the shift in the driveway location. As of note, Nova Scotia Public Works has provided approval for the existing site plan approval application.

The RCMP has commented that the *“additional automobiles that 72 dwelling units would bring to a densely populated area pose the typical issue of traffic. This is in an already heavily trafficked area. This in itself poses safety concerns, but is easily mitigated with appropriate signage, signed traffic control and of course enforcement.”* Staff have provided the RCMP comments to Nova Scotia Public Works for their consideration. It should be noted that Nova Scotia Public Works (NSPW) is the traffic authority for the Old Enfield Road and Highway 2 and they did not raise concerns about increased traffic.

The RCMP also noted that there is no sidewalk in this area of the Municipality for pedestrian traffic. There is a sidewalk along the Old Enfield Road connecting the Legion to Highway 2 but it is on the opposite side of the street as the application site. If Council is interested in constructing a sidewalk in the future, the Local Improvement Bylaw is a tool they want to consider using. Comments also stated that *“With the increase of population there is a presumed increase of police calls for service that are more typical for denser populations, noise complaints, damage to property etc...”*

Chignecto Central Regional Centre for Education has indicated that they will use the information provided to them for their planning purposes. Further to their comments, Planning staff are hoping to meet with staff from the Centre of Education to discuss growth in the Corridor in early 2024.

In addition to standard comments around servicing, the Municipal Department of Infrastructure and Operations has indicated that the proposal may require upgrades to the existing sanitary sewer infrastructure and that a stormwater management plan will be required.

The Enfield Volunteer Fire Department has provided comments and all buildings will have to adhere to the Nova Scotia Building Code requirements, including items related to fire safety, such as building construction, distance to fire hydrants (there is an existing fire hydrant located along the frontage of the subject lands), and other items.

CITIZEN ENGAGEMENT

Planning staff have complied with the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application. An advertisement outlining the application and indicating that it had been received and was under review by staff was placed in the *Chronicle Herald* in May 2023. A Public Information Meeting (PIM) for the application was held on September 5, 2023. Notes from the PIM have been attached as Appendix B. There was a wide range of viewpoints from public members who attended the PIM.

Questionnaires were mailed to property owners and residents within 300 m of the subject property. Questionnaire results have been attached as Appendix D for PAC's review. There was a mix of positive and negative questionnaires received. There were 204 letters mailed and 27 responses received. Some of the comments received from neighbouring residents include:

- Concerns with increased traffic congestion from the proposed development.
- Increased demand for water and wastewater services.
- Concerns over the proposed height of the buildings.
- Concerns regarding shadows and neighbouring properties.
- Concerns about a transient population.
- Issues with the style of development not fitting into the neighbourhood.
- Worried about the impact of noise.
- Concerns regarding stormwater runoff.
- Better design than the as-of-right development.
- Would like to see more shopping and soft services in the future.
- Good idea more housing is needed.

In regards to traffic congestion, Nova Scotia Public Works owns and maintains both the Old Enfield Road and Bakery Lane. As the traffic authority for these two roads, they have indicated that they do not anticipate a negative impact to their road network. No new roads are being proposed as part of the development.

Capacity for water and wastewater services will be determined at the site plan approval stage of the application if the MPS and LUB mapping amendments are approved. It should be noted that the applicant has already been allocated capacity for their existing site plan approval, which is also for 72 dwelling units.

Under the R3 zone maximum height of a building can be 11 m from the established grade (the established grade is defined in the LUB), the developer is currently proposing three-storey buildings. On average each storey is approximately 3 m. However, due to the topography of the subject property and the definition of established grade, the buildings may appear taller than three storeys at the front property line. Under the provisions of the Village Core (VC) Zone a building may be three stories if the third storey is integrated into the roof design. The VC Zone also has a provision that permits buildings with more than 80% commercial ground-

floor area to exceed 3 stories, so long as the ‘sectional’ roof area at the height of 11 m is less than 15% of the building footprint.

Council does not have a policy requiring the developer to complete a shadow study for a Municipal Planning Strategy and Land Use Bylaw mapping amendment application. In addition, because the application is for a mapping amendment, the location of the buildings shown on the concept plan may change, as long as the minimum zone requirements are adhered to. The minimum setback requirements for the R3 Zone are 10 m from the rear property line and 7 m from the side yard and front yard property lines. It is also important to note that a home in the R1 Zone has a maximum height of the lesser of 2½ storeys or 11 m and may be located 1.8 m from the side yard and 10 m from the rear yard. Therefore, if the subject property was to be developed as an R1 property, the new homes could have the same or greater shadow reach than the proposed three-storey apartment buildings.

Under the policies of the Medium Density Residential Neighbourhood (MR) Designation, Council has to consider if the subject lands adequately meet the provisions of the R3 zone, including policies regarding compatibility. Planning staff believe that the request does adhere to the policies and therefore, the application should be approved. Staff’s review of the applicable policies can be found under Appendix E - Policy Analysis.

Concerns about noise may be addressed through enforcement of the Community Standards Bylaw. As part of the site plan approval process in the R3 Zone, developers are required to complete a stormwater management plan, so stormwater will have to comply with the Municipal Standards. As well, a lot grading and drainage plan will be required for each lot, and shall be completed per the Lot Grading and Drainage Bylaw.

The date of the public hearing will be advertised in the January 9th and 16th editions of the Chronicle Herald. A letter indicating the date and time of the public hearing has been mailed to property owners and residents within 300 m of the subject lands.

STRATEGIC ALIGNMENT

The 2021-2024 East Hants Strategic Plan identifies ‘Strong Community’ as one of the four areas of strategic focus. The proposed development provides for a mix of housing types, open space areas, and an active transportation network, which helps to support a strong community. The mix of housing types also encourages ‘Economic Prosperity’ which is also one of the four areas of strategic focus.

LEGISLATIVE AUTHORITY

The legislative authority is set out in the Municipal Government Act, Part VIII. This part of the MGA sets out the process for MPS and LUB amendments to be considered.

FINANCIAL CONSIDERATIONS

A fiscal impact analysis has been completed for this application. When completing the analysis staff assumed the buildings would be assessed at \$3 million per building for a total of \$9 million for the development site. The total estimated tax revenue for the site is projected to be \$107,550 and the estimated cost of providing services to the proposed development per year of \$54,891, which would equal a financial benefit to the municipality of \$54,659. The Enfield Volunteer Fire Department would receive an extra \$12,600 a year from the proposed development. These figures are calculated using assumptions. The actual cost and tax revenue may vary.

Alternatives

Planning Advisory Committee may recommend that the application be refused.

Attachments

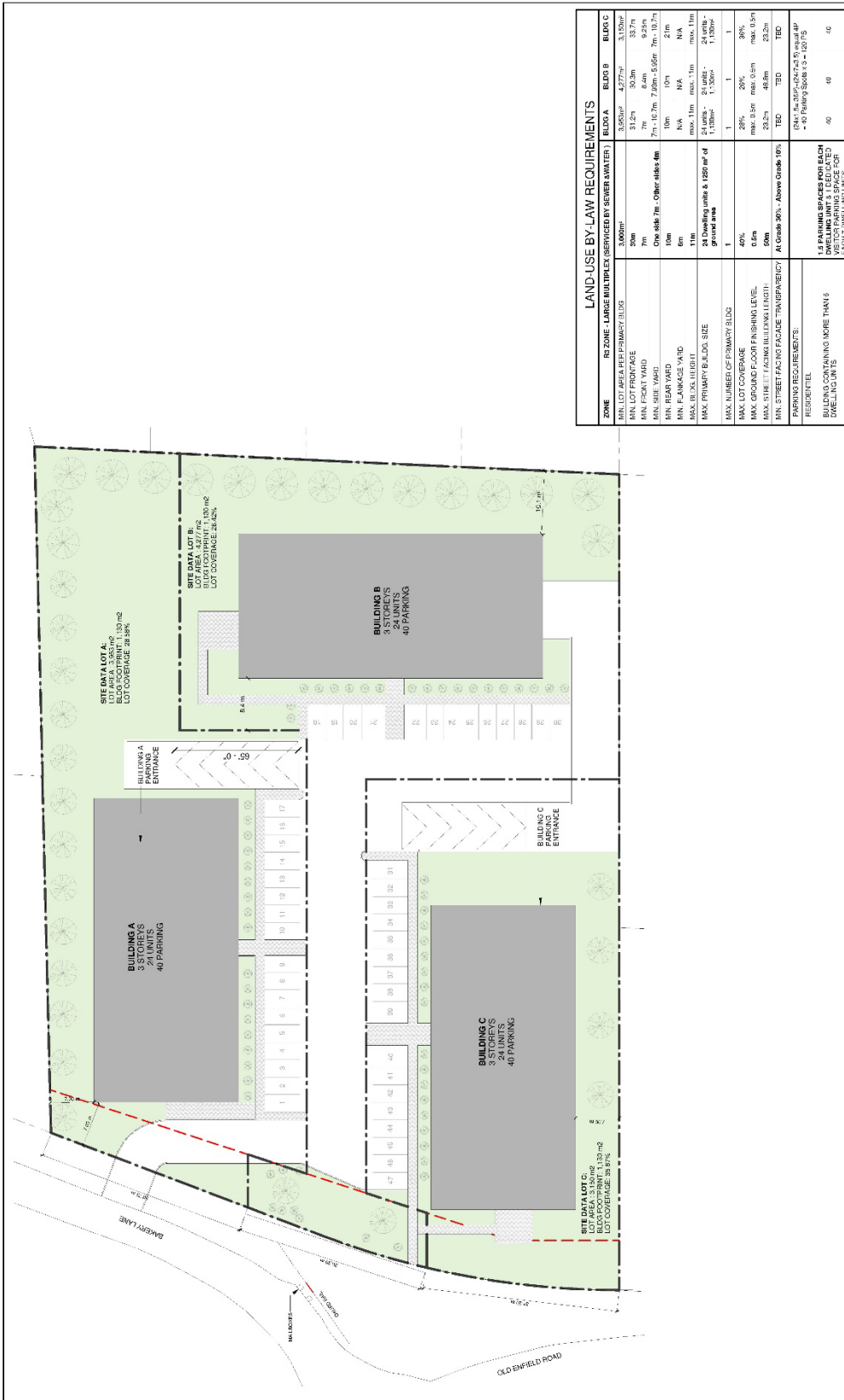
- Appendix A - Concept Plan
- Appendix B - Public Information Meeting Notes
- Appendix C - Photos of the Subject Property
- Appendix D - Questionnaire Results
- Appendix E - Policy Analysis
- Appendix F - Amendment Sheets
- Appendix G - Shadow Studies

Conclusion

Both the Village Core (VC) Zone and the Multiple Unit Residential (R3) Zone will permit the subject lands to be developed with 72 dwelling units but the building form for each development would be different. The Village Core (VC) Zone is comprised of smaller lots, with smaller buildings on each lot. The Multiple Unit Residential (R3) Zone permits larger lots with larger buildings, although small multiplexes could still be constructed in the R3 Zone. The height in each zone can be three stories. The difference is that in the VC Zone the third storey has to be constructed into the roof line such as in a gambrel or mansard roof style.

Another difference is that having a larger building footprint allows for parking to be located underground in the R3 Zone, allowing for more green and landscaped areas. The buildings in the VC zone are smaller and therefore parking is likely to be located above ground, creating more hard surface area and fewer options for landscaping. Both zones are required to be buffered adjacent to residential land uses. It is more economical for three larger buildings to be constructed than 6 smaller buildings, which is one of the reasons why the applicant has applied for the proposed amendments.

Planning staff feel that the application adheres to the MPS policies and that Council should consider giving second reading and approve the application.



WM FARES ARCHITECTS

51 OLD ENFIELD ROAD & LOT W
BAKERY LANE, EAST HANTS

Client: Owner

Project: BAKERY LANE

Scale: As indicated

Author: [Name]

Checker: [Name]

Project Number: 2022-01

Issue Date: **D1**

Site Plan

Public Information Meeting - E.L.T. Property Holdings Limited

(September 5, 2023)

- 24 residents in attendance
- 6 councilors in attendance
- Staff: Debbie Uloth, Community Planner II
John Woodford, Director of Planning and Development
Marlee Langille, Development Control Assistant

7pm - Chair called meeting to order.

Planner began meeting by going over the PowerPoint presentation. She explained that this is a concept plan and is not exactly what the applicant can or will do with the property. It may vary from the initial concept.

7:12pm - Applicant explained why he has drafted up this concept plan, with parking and multiple stories to sell to a developer. He wanted to include more green area than what was approved by site plan approval.

Questions from the public:

- Collectively think it is hard to make a decision, when these plans could change from the presented concept plan.
- The neighboring property is concerned about second story windows and patio doors facing directly onto his property, and no required fence, creating a lack of privacy for him. Also concerned that it is not family/kid friendly.

Planner explained LUB requirements, that they would be required to install an opaque fence/buffer as part of the proposed R3 Zone. The Planner also indicated that the current site plan approval included a fence.

A common amenity area is required as part of large multiplex development.

- Want to know if existing infrastructure can handle this new development?

The Planner explained that the applicant has to complete storm water management plan if the application is approved. Staff also discussed the water and wastewater capacity and regulations in the Subdivision Bylaw.

- If it was previously (15 years ago) deemed not feasible to develop here, why is it okay to do so now? Residents would prefer that nothing is built that high, so close to their property line. Residents want to know if the third story is built into the roofline? Will they lose sunlight in their backyards during the day from the shadow effect of this building?

The Director explained that they have a height requirement from grade and the Planner told them what the maximum height allowed for that building is.

- When zoning in that area changes, can they then change the building plans drastically from the concept plan, without consultation from the public? Will the public then be consulted with the exact building plans?

The Planner explained the different uses that the developer is permitted to do and discussed the site plan approval process.

- Will there be traffic and rodent mitigation implemented? Traffic is already very busy in that area.

The Planner explained that NS Public Works has approved 72 dwelling units for the site, but they will have an opportunity to review the current proposal if the application receives first reading.

- Schools in the area are currently over-crowded, is this being considered?

The Director explained that there is a meeting scheduled with the school board soon, to talk about the big picture for this.

- Currently when there are events at the Legion, cars are parking along Bakery Lane. They are not a fan of the concept plan, and think it's not attractive. They do not like the idea of apartment buildings mixed in with single family dwellings in their area.
- Will local fire departments be contacted about this new development?

Answered that fire departments will be notified during the process.

- Will their electrical wires be required to be put underground?
- They do not want to live next to towers/ apartment buildings. They would prefer single family dwellings instead.

8:16pm John Woodford adjourned the meeting.

Appendix C - Photos of the Subject Properties



Looking north from subject property along Old Enfield Road



Enfield Legion—Across the street from subject property



Subject Property—51 Old Enfield Rd.



Looking south from subject property along Old Enfield Road

Appendix D - Questionnaire Results

Confidential - Separate Document

Policy	Comments
<p>MPS Policy Criteria</p> <p>IM13 Council shall consider map amendments to this Strategy when:</p> <ul style="list-style-type: none"> a) A request is received for a zoning amendment that is not consistent with this Strategy’s maps, but is consistent with the intent of this Strategy. b) Where the boundaries of the comprehensively planning area are altered. c) Where a request for a comprehensive development district is made and it is not already designated as such; and studies show that the intent of the Strategy could be met through said proposal. d) The boundaries of the planning area are altered. e) Housekeeping amendments are warranted. 	<p>The applicant has requested a mapping amendment that is not consistent with the GFLUM but is consistent with the intent of the Strategy. The applicant is proposing to construct a well-designed multiplex development adjacent to the Enfield village core and will contribute to a positive urban residential streetscape.</p>
<p>Land Use Bylaw Amendment Criteria</p> <p>IM14 It shall be the policy of Council to consider amendments to the Land Use Bylaw provided the amendment is consistent with the intent of the Municipal Planning Strategy.</p>	<p>The applicant is seeking an amendment to the Municipal Planning Strategy. A request for rezoning is being sought concurrently.</p>
<p>IM15 It shall be the policy of Council to consider an application for an amendment to the Land Use Bylaw only if the application has identified a proposed use for the property. Council shall give consideration to both the proposed use and to the impact of other uses permitted in the requested zone.</p>	<p>The applicant has identified the proposed use of the property. The applicant is proposing to implement the Medium Density Residential Neighbourhood (MR) Designation and the Multiple Unit Residential (R3) Zone, which will permit the applicant to construct three, 24-unit multiplexes, through site plan approval. A concept plan indicating the proposed layout and unit type have been provided to the Municipality for review. Although a concept plan has been provided, if the application is approved the applicant does not have to construct what is shown on the plan.</p>
<p>IM16 It shall be the policy of Council to consider an application for amendment to the Land Use Bylaw only if the site meets all of the lot size and zone standards for the zone sought.</p>	<p>As identified in the staff report, the properties may be subdivided to create three lots, meeting the minimum lot requirements for a large scale multiplex, that would allow for one, 24-unit multiplex to be constructed on each lot. Additional lots could be created if the applicant decided to construct small multiplexes instead.</p>
<p>IM17 Council shall consider the Land Use Bylaw Amendments within the applicable Generalized Future Land Use designation as subject to the policies of this Strategy</p>	<p>This LUB amendment is enabled by Policy IM13 as outlined in the Municipal Planning Strategy.</p>
<p>IM18 Council shall, in considering amendments to the Land Use Bylaw, in addition to all other criteria as set out in the policies of this Strategy, have regard for the following matters:</p>	

<p>a) Whether the proposed development is in conformance with the intent of this Strategy and with the requirements of all other Municipal Bylaws and regulations as applicable matters.</p>	<p>Yes, the application is enabled by Policy IM13 of the Municipal Planning Strategy.</p>
<p>b) Whether Planning Staff have initiated a review of this Strategy, or any of the Official Community Plan documents.</p>	<p>The application was put forward by the property owner. Planning Staff did not initiate the review.</p>
<p>IM19 Council shall consider if the proposal is premature or inappropriate by reason of:</p>	
<p>a) The financial capability of the Municipality to absorb any costs relating to the development.</p>	<p>A fiscal impact analysis has been completed for this application. When completing the analysis Municipal staff have estimated an assessed value of \$3 million per building (similar to other buildings already constructed in Enfield) for a total of \$9 million in assessment for the development site. The total tax revenue for the site is projected to be \$107,550 minus the cost of providing services to the proposed development per year of \$54,891, which would equal a potential financial benefit to the municipality of \$54,659.</p>
<p>b) The adequacy of municipally approved water and wastewater services or if services are not provided, the adequacy of physical site conditions for private on-site septic and water system. Council shall consider comments from the Municipal Infrastructure and Operations Department or Nova Scotia Environment as applicable.</p>	<p>Capacity will be determined as part of site plan approval and will not be granted unless the Municipal Engineer is satisfied that existing Municipal service systems have sufficient capacity or there is an agreement in place to provide such capacity. Municipal water, wastewater and stormwater systems shall conform to Municipal standards.</p>
<p>c) The adequacy and proximity of school, recreation, and any other community facilities. Council shall consider comments from Municipal departments and the appropriate School Board as applicable.</p>	<p>The Chignecto Central Regional Centre for Education has indicated that they will use the information provided to them for their planning purposes. Ball fields are located across the street at the Enfield Legion, a small private park that is open to the public is located near the intersection of Highway 2 and Old Enfield Road. The closest Municipally owned park is located on John Murry Drive, which had a new playground installed in 2023.</p>
<p>d) The potential for significantly reducing the continuation of agricultural land uses.</p>	<p>Not applicable.</p>
<p>e) The adequacy of existing or proposed road networks in, adjacent to, or leading to the development and ability of the proposed development to satisfy applicable stopping sight distances. Council shall consider comments from the appropriate Municipal Engineer and/or Nova Scotia Transportation and Infrastructure Renewal.</p>	<p>Nova Scotia Public Works has commented that a negative impact to the Provincial road network is not anticipated. However, the applicant will have to shift the location of the proposed driveway northerly, away from the Old Enfield Road and Bakery Lane intersection.</p>
<p>f) The potential for the contamination of watercourses or the creation of erosion or sedimentation. Council shall consider comments from relevant Provincial Departments as applicable.</p>	<p>There are no major watercourses on the subject lands. A stormwater management plan and lot grading plans will have to be completed for the development of the lands.</p>
<p>g) Creating a leap frog, scattered, or ribbon development pattern as opposed to compact and orderly development.</p>	<p>Although there are no existing R3 Zone lands adjacent to the subject property, the current Village Core (VC) Zone allows for the development of 8-12 unit multiplexes on a smaller lot size, which would permit a similar density as is proposed by the R3 Zone</p>

		concept plan. The concept plan shows a compact and orderly development.
IM20	Council shall consider if the proposed development is shown on a professionally drawn site plan as being in compliance with the applicable sections of the Subdivision Bylaw, with the following matters of the Land Use Bylaw:	The applicant has provided a concept plan for the proposed development. It should be noted that if the mapping amendments are approved the applicant does not have to construct what is shown on the concept plan and may instead change the design of the subject site.
	a) Type of use.	Large multiplexes with 24-units in each building.
	b) Number of buildings.	Three large multiplexes with 24-units in each building.
	c) Yard setbacks.	Yard setbacks will have to comply with the Land Use Bylaw.
	d) Height, bulk, stepback requirements, and lot coverage of any proposed structures.	The height, bulk, setback, and lot coverage requirements will all have to comply with the Land Use Bylaw regulations.
	e) External appearance of any structures where design standards are in effect.	The external appearance of any structures will have to comply with the design requirements identified in the Land Use Bylaw.
	f) Street layout and design.	The ingress/egress will be from the existing street network.
	g) Access to and egress from the site, parking.	Access to the site will have to adhere to the driveway requirements of NSPW. Parking is proposed to be located underground and above ground. The number of parking stalls will have to meet the minimum requirements of the LUB. In addition, bike parking will be required.
	h) Open storage and outdoor display.	No commercial open storage or outdoor display is proposed as part of the application.
	i) Signage.	All LUB regulations will have to be adhered to.
	j) Similar matters of planning concern.	N/A
IM21	Council shall consider the suitability of the proposed site in terms of the environmental features of the site, particularly susceptibility to flooding and other nuisance factors, and where applicable, comments from relevant Provincial Departments concerning the suitability of the site for development.	The subject lands are located on a hill and do not appear to be susceptible to flooding or other environmental features which would reduce the suitability of the site for development.
IM22	Council shall consider the provision of buffering, screening, and access control to minimize potential incompatibility with adjacent and nearby land uses, rail lines and traffic arteries.	The R3 Zone requires that the proposed development is buffered from surrounding residential uses. The buffering has to be per the requirements of the LUB.
IM23	Council shall consider the extent to which the proposed development, where applicable, provides for efficient pedestrian circulation and integrates pedestrian walkways and sidewalks within adjacent developments.	A sidewalk extends from Highway 2 to the Enfield Legion. Unfortunately, the sidewalk is located on the opposite side of the street as the proposed development; therefore, pedestrians will be required to cross the street in order to access the sidewalk. It should be noted that Nova Scotia Public Works owns both Old Enfield Road and Bakery Lane and therefore any consideration of a cross-walk will be determined by NSPW.

IM24	Council shall consider the proposed development is shown to manage stormwater on-site in a manner which does not negatively impact on other properties.	Detailed stormwater management plans will be required at the time of site plan approval.
IM25	Council shall consider massing, and compatibility of the proposed development's external appearance with adjacent buildings by means of design features, roof type, exterior cladding materials, and overall architectural style that is reasonably consistent with the style and character of the community or compliments the character of the community.	<p>The Enfield Village Core is slowly changing, and new developments and building styles are emerging in the village. However, most of the village is still home to single and two unit dwellings but the Village Core (VC) Zone allows for a wide variety of land uses and allows for larger buildings.</p> <p>Although the proposed concept plan shows multiplexes that do not match the current massing and design of the adjacent properties, except for the Enfield Legion, any neighbouring VC zoned lands have the potential to be developed with much larger and denser developments as-of-right.</p> <p>The subject lands are large enough to meet the minimum requirements of the R3 zone to support the development of three large multiplexes on separate properties. The LUB also contains design requirements for large multiplexes. Staff feel that a 24-unit multiplex will compliment the character of the Enfield village core and the 11 m height maximum is similar to what is enabled as a maximum height in neighbouring zones, including residential zones.</p>
IM26	Council shall consider the following matters in Growth Management Areas and other areas where applicable to determine if the proposed development contributes to a favourable community form, and the proposed development's ability to:	
a)	Provide for efficient pedestrian movement into, out of, and within the development, especially between commercial and residential neighbourhoods, as well as the ability for pedestrian routes to link with existing sidewalks, active transportation routes and walking trails on abutting lands to provide for a cohesive network of same.	There are no new pedestrian connections proposed as part of the development. The land has frontage on an existing road network. A sidewalk extends from Highway 2 along Old Enfield Road, to the Enfield Legion. The sidewalk is located on the opposite side of the road as the proposed development. Residents will have to cross Old Enfield Road to access the sidewalk but the sidewalk does connect to the sidewalk located along Highway 2 and links to several amenities in the area.
b)	Council shall consider, where appropriate, the impact of the development on the comfort and design of proposed streets and existing street users. This shall include whether the proposed development is humanscaled, is easily accessible to active transportation users, and if it promotes visual variety and interest for active transportation users.	There are no new streets proposed for the application site. There are no sidewalks along the front property line. The proposed building's height is three stories, which is considered humanscaled. The site should provide visual interest to any active transportation users.
RD29	In considering expansions to existing Medium Density Residential Neighbourhood (MR) designated areas establishing new Medium Density Residential Neighbourhood (MR) designations, Council shall have regard to the following:	

a) The impact of the proposal on community character and form.	The proposed buildings are larger than other multiple unit buildings that have been constructed in the area. Although many of the surrounding properties have single and two unit dwellings, lands that are zoned Village Core permit a variety of land uses as-of-right, including but not limited to, commercial and multiple unit dwelling uses. Currently, on the subject lands, the developer may construct 72 dwelling units in six different buildings. Therefore, although the size of the buildings is different the overall density remains the same.
b) Consider the remaining supply of land available for multiple unit residential development and the anticipated rate of the development.	There is a demand for housing in East Hants and the development community is responding by purchasing available land for construction purposes. The remaining supply of R3 zoned land is extremely limited without amending the designation and zone of other land use parcels.
c) If the proposal helps create contiguous areas of compatible residential or mixed use character.	
d) Whether the lands abut lands zoned Townhouse (R2-T) Zone, or a compatible higher density zone.	There are three different zones abutting the subject lands, including the R2 Zone and the Village Core (VC) Zone.
e) Whether abutting lands were zoned Two Dwelling Unit Residential (R2) at the time of the adoption of this strategy and its Land Use Bylaw.	At time of the adoption of the Land Use Bylaw adjoining lands to the North are zoned R2, lands to the east are zoned R1, and lands to the south and west are zoned VC. Therefore, abutting lands have three different zones.
f) Whether the lands are within a 5 minute walk (400m) from existing multiple unit residential areas.	Yes, the subject lands are within a 5-minute walk (400 m) from existing multiple unit residential.
g) Whether the lands are within a 5 minute walk (400m) from major residential or collector roads.	Yes, the subject lands are just within a 5-minute walk (400) from a major collection road, Highway 2, and the subject site is located with frontage on residential collector, Old Enfield Road.
h) Whether the lands are within a 5 minute walk (400m) from village cores, commercial, community or institutional uses or nodes.	Yes, the subject lands are adjacent to the Enfield Village Core.
i) Traffic impacts of the proposal, and the adequacy of transportation routes.	Nova Scotia Public Works has commented that a negative impact to the Provincial road network is not anticipated. However, the applicant will have to shift the location of the proposed driveway northerly, away from the Old Enfield Road and Bakery Lane intersection.
j) The proposed road layout.	No new roads are proposed as part of the application.
k) Consider the fiscal impact on the municipality of as a result of the delivery of services and infrastructure.	A fiscal impact analysis has been completed for this application. When completing the analysis Municipal staff have estimated an assessed value of \$3 million per building (similar to other buildings already constructed in Enfield) for a total of \$9 million in assessment for the development site. The total tax revenue for the site is projected to be \$107,550 minus the cost of providing services to the proposed development per year of \$54,891, which would equal a potential financial benefit to the municipality of \$54,659.
l) The ability to provide “soft” services such as schools, police, and fire protection.	The Chignecto Central Regional Centre for Education has indicated that they will use the information provided to them for their planning purposes. RCMP have made a general statement that as the population increases there will be an increased demand for their services. Enfield Volunteer Fire Department has provided comments and the buildings will be constructed in compliance with all Building Codes.

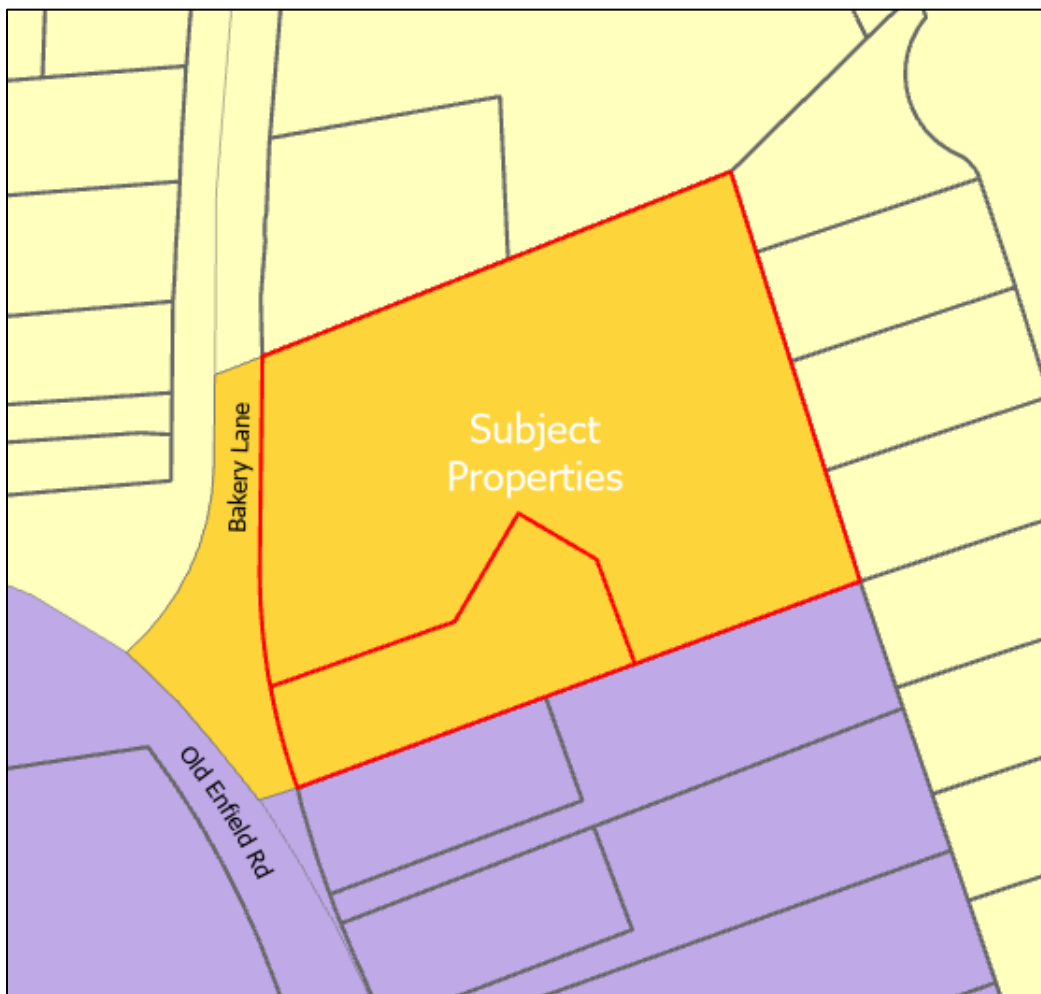
m) Identify the environmental impacts which may occur as a result of increased development activity.	There does not appear to be any wetlands or watercourses on the subject lands that would be damaged as a result of increased development activity. A stormwater management plan and lot grading plans will be required to manage stormwater runoff.
n) The ability to provide adequate recreation and open space opportunities.	The development of large multiplexes in the R3 Zones requires the developer to have both private and common amenity space for the residents and the proposed development.
o) Whether the other identified matters of planning concern as applicable are satisfied.	No other matters have been identified.
p) The proposal satisfies the evaluative criteria for Land Use Bylaw amendments as outlined in Part E of this Strategy.	Yes.

Draft Amendment Sheet

The Municipality of East Hants
Official Community Plan
Municipal Planning Strategy

Generalized Future Land Use Map 1: South Corridor & Commercial Growth Management Area
Generalized Future Land Use Map 5: Grand Lake / Horne Settlement Growth Reserve Area

The GFLUM designation of PID 45118221 and PID 45078748, Enfield, shown on the Generalized Future Land Use Map 1: South Corridor & Commercial Growth Management Area and Generalized Future Land Use Map 5: Grand Lake / Horne Settlement Growth Reserve Area, is changing from Village Core (VC) Designation to Medium Density Residential Neighbourhood (MR) Designation.



Draft Amendment Sheet

The Municipality of East Hants
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Land Use Bylaw Map 1: South Corridor & Commercial Growth Management Area
Land Use Bylaw Map 5: Grand Lake / Horne Settlement Growth Reserve Area

The land use zone of PID 45118221 and PID 45078748, Enfield, Lantz, shown on the Land Use Bylaw Map 1: South Corridor & Commercial Growth Management Area and Land Use Bylaw Map 5: Grand Lake / Horne Settlement Growth Reserve Area, is being rezoned from Village Core (VC) Zone to the Multiple Unit Residential (R3) Zone.



