



Subject: *FH Development Group Inc Application: Master Planned Community*
To: CAO for Planning Advisory Committee, October 18, 2022
Date Prepared: October 11, 2022
Related Motions: None
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Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from FH Development Group Inc. to amend the Municipal Planning Strategy and Land Use Bylaw and to enter into a development agreement for a mixed use master planned development, including a mixture of low, medium and high density residential development, and open space. Approximately 1,439 residential units are proposed on lands located in the northern portion of the South Corridor and Commercial Growth Management Area. The property is identified as PID 45089802, Highway 2, Milford.

Financial Impact Statement

Discussion of the financial impacts resulting from the development of this site is a complex issue as it involves costs for the municipality in terms of long term infrastructure maintenance and there are also revenue considerations from property taxes. Staff will comment further in the final report.

There is no immediate financial impact from the recommendations in this report.

Recommendation

That Planning Advisory Committee recommends that Council authorize staff to schedule an open house and a public information meeting.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *authorize staff to schedule an open house and a public information meeting to consider an application from FH Development Group Inc. to amend the MPS and LUB by changing the land use designation and zone of PID 45089802 to Walkable Comprehensive Development District (WCDD) and to consider entering into a development agreement with FH Development Group Inc. for PID 45089802 to permit a mixed use master planned development.*

Background

Planning staff received an initial application from FH Development Group Inc. in August 2021 and an updated application in September of 2022. The application proposes to change the Generalized Future Land Use Designation of lands identified as PID 45089802 from Established Residential Neighbourhood (ER) Designation to the Walkable Comprehensive Development District (WCDD) Designation and to rezone the same from Two Dwelling Unit Residential (R2) Zone to the Walkable Comprehensive Development District (WCDD) Zone. The WCDD Zone would enable Municipal Council to consider entering into a development agreement to allow for a mixed use master planned development including residential, local commercial, and open space. Approximately, 1,439 residential units are proposed.

Discussion

SUBJECT PROPERTY

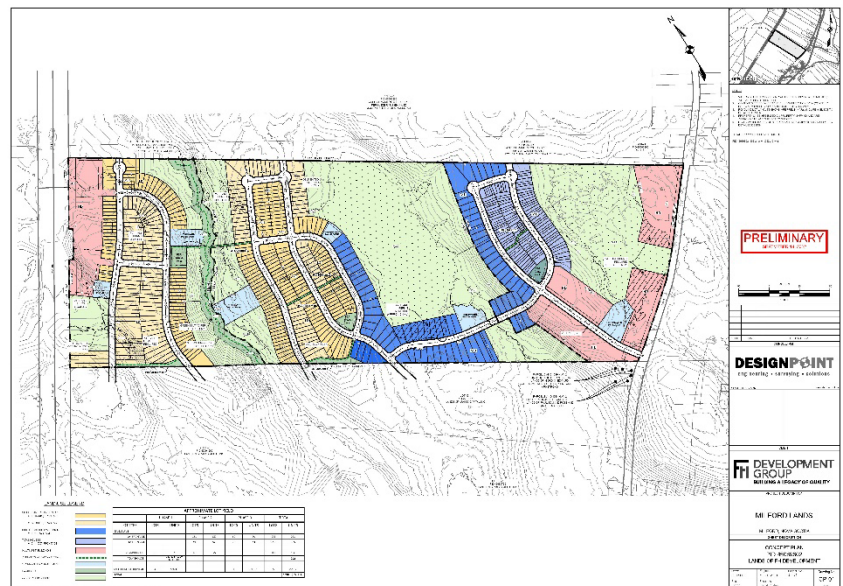
The subject property is shown on the map to the right and is identified as PID 45089802 Highway 2, Milford. The total area of the subject property is approximately 111 ha (275 acres).

The property is zoned Two Dwelling Unit Residential (R2) Zone. Adjacent property uses and zones include the Armco Capital Inc. lands to the west which are zoned Walkable Comprehensive Development District (WCDD) Zone, these lands also have an existing development agreement registered on them for a master planned community. To the east and south are lands zoned Rural Use (RU), which are undeveloped and are not located in the South Corridor and Commercial Growth Management Area. To the north is Highway 102. The subject property is located at the northern end of the boundary in which Municipal services are available.

DEVELOPMENT PROPOSAL

The purpose of this application is to amend the Municipal Planning Strategy and Land Use Bylaw and to enter into a development agreement for a mixed use master planned development including residential development; open space; and possible local commercial uses. Approximately, 1,439 residential units are proposed. A concept plan of the proposed development is shown on the right and is attached as Appendix A.

The concept plan shows a mixture of residential uses including 371 single dwelling units (yellows), 166 semi-detached (darker blue), 112 on-street townhouse units (medium blue), and approximately 794 multiple unit dwellings. Other land uses include parks and trails (darker green), conservation lands (lighter green), and stormwater management ponds. The concept plan included with this staff report is the initial concept plan; changes to the overall plan may occur as the planning application process moves forward.



POLICY ANALYSIS

Staff will be requesting comments from internal departments and external agencies, including but not limited to: Nova Scotia Public Works; Chignecto Regional Centre for Education; and Nova Scotia Environment and Climate Change.

The planning application has two parts, the mapping amendments and the development agreement, both parts of the application will be processed simultaneously; however, the development agreement will be contingent on the MPS and LUB mapping amendments being approved. The following policies allow Council to consider the FH Development Group Inc. application:

Council's Policy Goal of the Walkable Comprehensive Development District is to *“establish an avenue for the consideration of relatively large scale mixed use and phased development proposals using the Comprehensive Development District tool. These developments should create a development conducive to active transportation through human-scaled developments designed to create visual interest at street level. Developments are also permitted and encouraged to use creativity through alternative roadway standards and new urbanism development principles.”*

Policy IM10 - Permits Council to consider private applications to amend the MPS where the proposed amendments are in the best interest of the Municipality.

Policy IM12 - Permits Council to consider map amendments to the MPS as a request for a comprehensive development district that is not already designated as such; and the intent of the MPS could be met through the proposal.

The aforementioned policies support the request by FH Development Group Inc. to change the Generalized Future Land Use Designation of the subject site from Established Residential Neighbourhood (ER) Designation to the Walkable Comprehensive Development District (WCDD) and to rezone the same from Two Dwelling Unit Residential (R2) Zone to the Walkable Comprehensive Development District (WCDD) Zone. Planning staff feel that changing the subject site to the WCDD would be the best planning tool to use to achieve the most desirable overall design and use of the subject property.

As the application progresses, staff will continue to review the WCDD policies that allow Council to consider entering into a development agreement to permit the proposed development.

CITIZEN ENGAGEMENT

Planning staff will comply 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 the fall of 2021. A Public Information Meeting (PIM) is required for all amendments to the Municipal Planning Strategy unless they are housekeeping in nature. Due to the size and scale of the development, staff recommends that both an Open House and Public Information Meeting be organized to enable the public to gain information on the proposal. A letter indicating the time and date of the open house and PIM will be mailed to all property owners within 300 m of the subject properties indicating the time and date of the meeting. Additional advertising will be placed on the East Hants website and on our social media feeds.

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 and for consideration of a development agreement.

FINANCIAL CONSIDERATIONS

Discussion of the financial impacts resulting from the development of this site is a complex issue as it involves costs for the municipality in terms of long term infrastructure maintenance but there are also revenue considerations from property taxes. Staff will comment further in the final report.

Alternatives

There are no alternatives associated with this staff report.

Attachments

Appendix A - Concept Plan

Conclusion

Planning staff will continue to review the application by FH Development Group Inc. for a master planned community in Milford. This initial report simply outlines the development proposal, further reports will consider traffic, parks and open space, servicing, stormwater management and other planning matters. Changes to the concept plan may be required as the application proceeds. Staff are recommending that an open house and a public information meeting (PIM) be held as the next step in the planning application process. Comments from the public as part of the PIM will be included in the next staff report.