

***3230225 Nova Scotia Limited (Cottage Country):
Rural Comprehensive Development District Proposal***

Public Information Meeting

Planning and Development Department

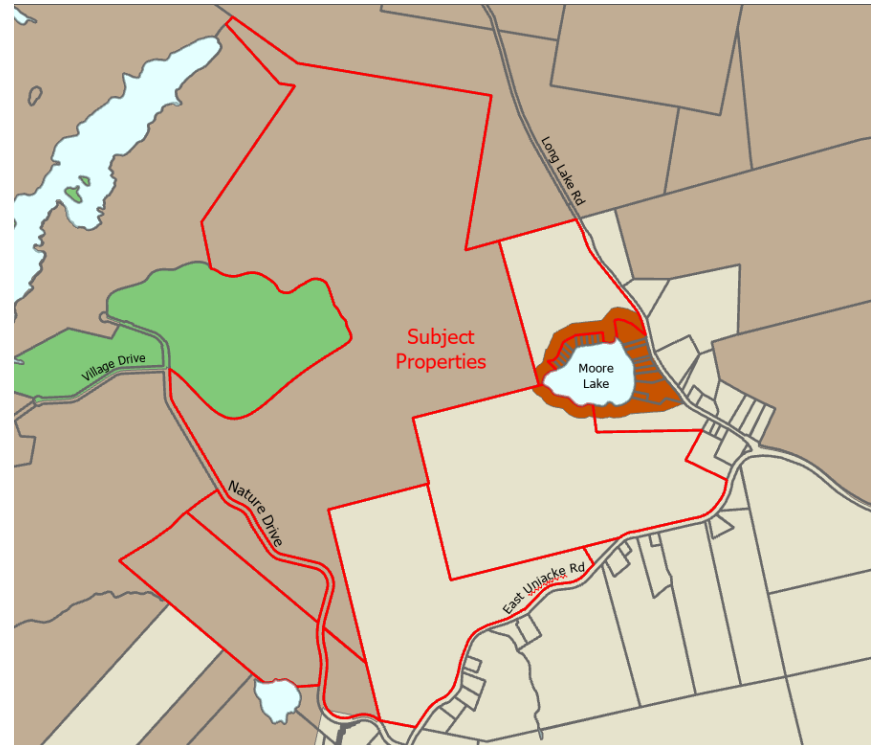
April 2, 2024



EAST HANTS

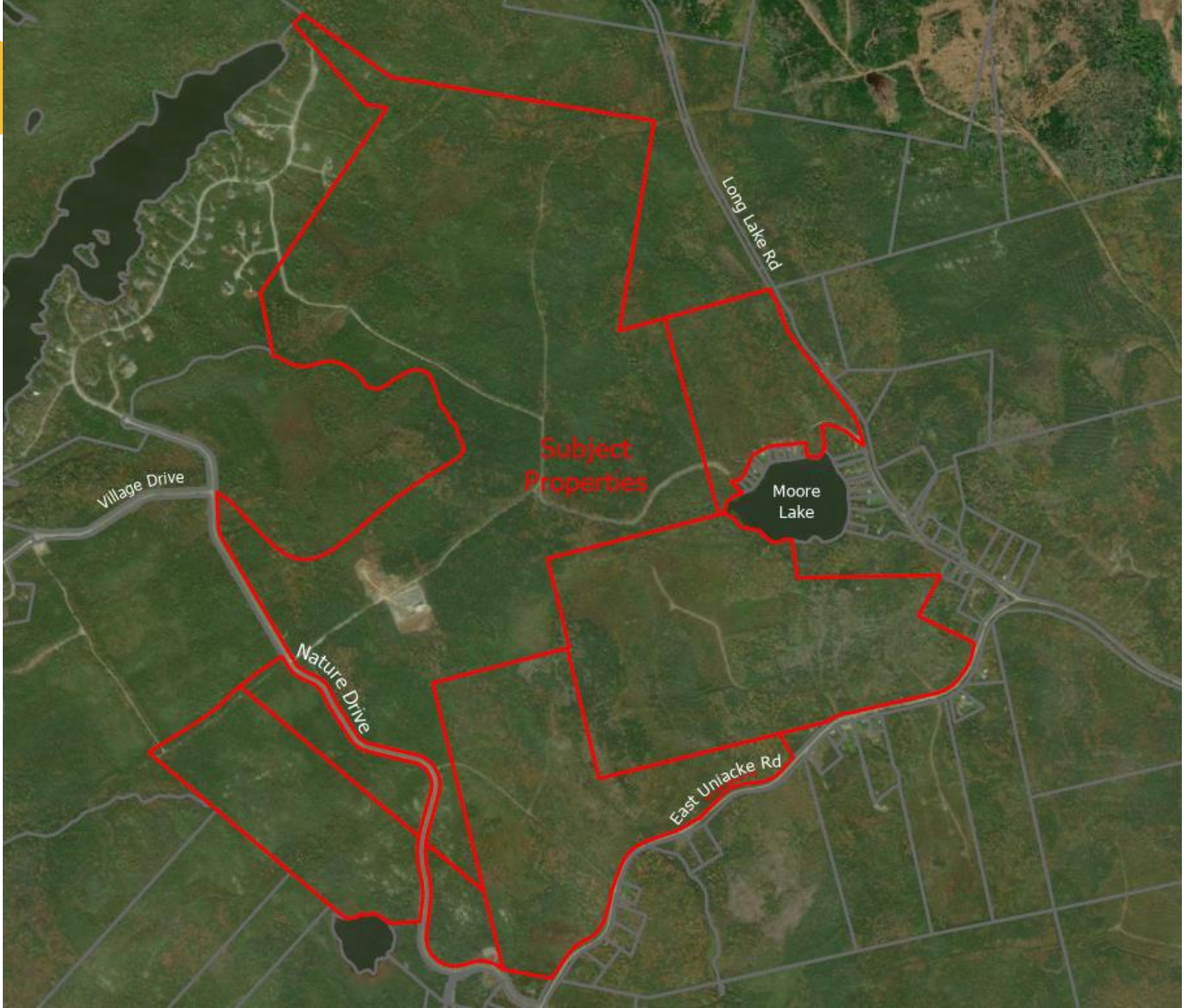
Subject Property

- **Applicant:** 3230225 Nova Scotia Limited (Cottage Country)
- **Location:** Land located between East Uniacke Road, Nature Drive, and Long Lake Road, East Uniacke, adjacent to the existing Cottage Country development
- **Subject Property Size:** 418 ha (1088 acres)
- **Proposal:** To amend the Municipal Planning Strategy and Land Use Bylaw and to enter into a development agreement to permit a 550 dwelling unit bare-land condominium development with 24.6 hectares of multi-use development (commercial & residential)



Background

- In 2010, East Hants Council approved an application to permit the development of 401 bare-land condominium units on Long Lake.
- In the staff reports for the original application, Cottage Country was described as a condominium resort community, where only 10% to 30% of residents would be living in the community full-time.
- To date 135 of the 401 permitted number of dwelling units have been constructed, with nearly all of the dwellings being occupied by full-time residents.
- Hants County Condominium Corporation Number 12 is run by a condo board.
- Hants County Condominium Corporation Number 6 is still majority-owned by Cottage Country and does not yet have a condo board.
- The existing Cottage Country development agreement enables development of over 340 hectares of land.



Subject Properties

Village Drive

Nature Drive

East Uniacke Rd

Long Lake Rd

Moore Lake

Development Proposal

- The purpose of this application is to amend the Municipal Planning Strategy and Land Use Bylaw, so that all properties that are a part of the application are designated and zoned Rural Comprehensive Development District (RCDD) and to enter into a development agreement to permit a 550 dwelling unit bare-land condominium development with 24.6 hectares of multi-use development (commercial & residential).
- The development includes two new public roads that run through the new development and that connect Nature Drive to East Uniacke Road. The concept plan also shows multiple private driveways running through the development.
- Together with the existing Cottage Country development, there are proposed to be 951 bare-land condominium units as part of the development.

the Villages of Long Lake

Villages 3 to 10

General Notes/Specifications

1. Wetlands and water courses illustrated on the concept plan are approximate and based on desk top analysis supplemented with random field observations. Prior to detailed design of road and lot fabrics the owner shall engage the services of a qualified delineator to confirm location and extent of wetlands and watercourses.
2. Public roads shall be designed and constructed to the Municipality of East Hants standards.
3. Two public roads are proposed. All other roads are to be private with a minimum 15m Right-of-way width.
4. Final design of the public roads may impact adjacent lot depths and possibly feasibility.
5. Intersections for public road "a" at Nature Drive and East Uniacke road were selected by Griffin Transportation.
6. Maximum intersection spacing is 800 meter.
7. Due to obstructions created by wetlands, lakes, and water courses only one road reserve has been provided to adjacent lands.
8. Refer to desktop wetland and watercourse assessments by EnviroSphere.
9. Water course "WC" locations as per Alderney Surveys.
10. Environmental protection measures to be in accordance with requirements of NSDOE for construction sites.
11. Walking trails to be 2.4 meter wide with graveled surface.
12. Boundary subject to final survey.

Legend

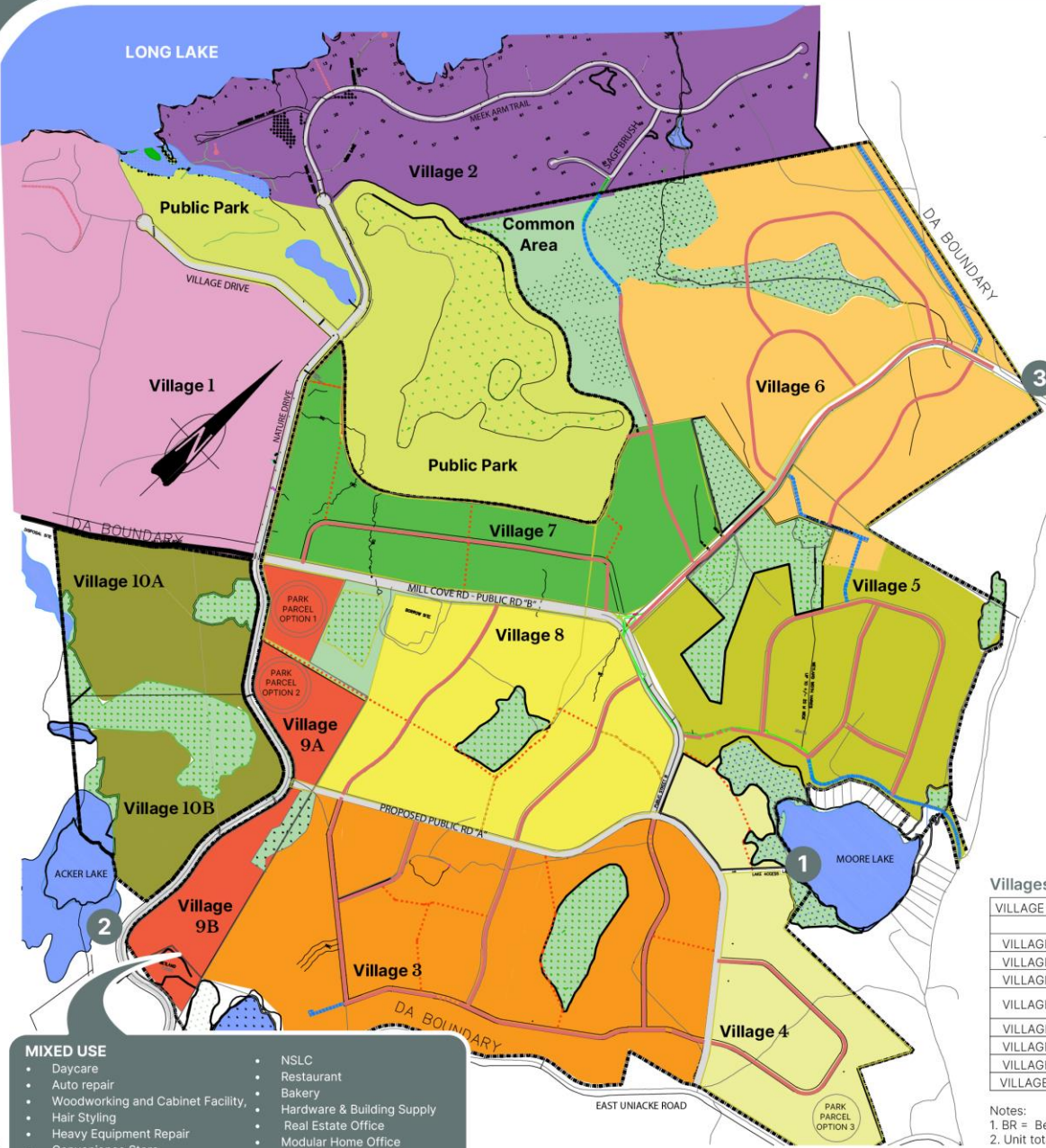
-  PUBLIC ROAD
-  MEDIUM VOLUME DRIVE
-  COMMON DRIVEWAY & EMERGENCY ACCESS
-  WALKING TRAIL
- 1. LAKE ACCESS AND DRY HYDRANT
- 2. FUTURE FIRE DEPARTMENT DEPOT
- 3. ROAD RESERVE TO ADJACENT LANDS

Villages 3 to 10 Fabric Data

VILLAGE NO.	LOCATION	PROPOSED LAND USE	GROSS AREA		UNITS	DENSITY
			HECTARES	ACRES		
VILLAGE 3	EAST UNIACKE RD	1-3 BR RESIDENTIAL	80.14	198	95	2.1
VILLAGE 4	MOORE LAKE SOUTH	3-5 BR RESIDENTIAL	38.56	95	45	2.1
VILLAGE 5	MOORE LAKE NORTH	1-3 BR RESIDENTIAL	76.99	190	95	2.0
VILLAGE 6	NORTH SECTOR	1-3 BR RESIDENTIAL & MINI HOMES	70.00	173	90	1.9
VILLAGE 7	MILL COVE ROAD	1-3 BR RESIDENTIAL	44.09	109	68	1.6
VILLAGE 8	CENTRAL	1-3 BR RESIDENTIAL	60.91	151	75	2.0
VILLAGE 9	NATURE DRIVE	MULTI USE	24.60	61	20	3.0
VILLAGE 10	ACKER LAKE	2 BR RESIDENTIAL	49.00	121	60	2.0
TOTALS			444	1098	548	2.0

Notes:

1. BR = Bedroom
2. Unit totals are approximate and dependent on topographic constraints and subject to design.



MIXED USE

- Daycare
- Auto repair
- Woodworking and Cabinet Facility,
- Hair Styling
- Heavy Equipment Repair
- Convenience Store
- Gas Bar/ Charging Station
- NSLC
- Restaurant
- Bakery
- Hardware & Building Supply
- Real Estate Office
- Modular Home Office
- Banking and Financial Services
- Health Care Professionals.

Policy Analysis

- Staff will be requesting comments from internal departments and external agencies.
- 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 Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) mapping amendments being approved.
- 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 RR13 of the MPS allows Council to consider entering into a development agreement for a residential bare-land condo development.
- In considering Policy RR13, Council has to consider whether the proposed development achieves the rural residential development focus of the RCDD designation.

Bare-Land Condominium Development Considerations

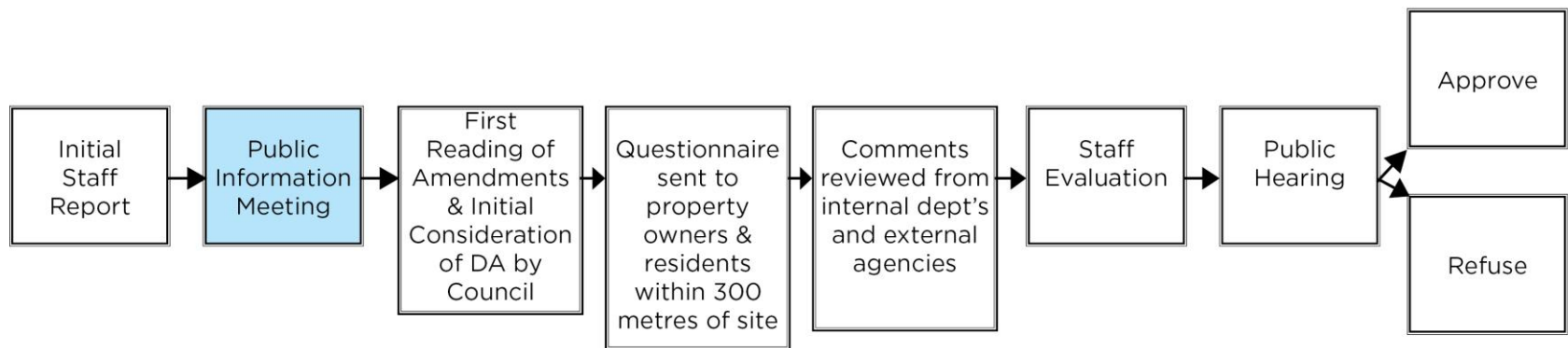
- The provincial Condominium Regulations define, a bare-land condo property as a property that contains units that consist of land on which dwellings may be located or constructed after acceptance for registration.
- Staff have identified some issues between our land use planning process and condominium developments.
- Such as updated land uses applying to the community, (e.g. accessory dwelling units).

Bare-Land Condominium Development Considerations

- Another issue to consider is that land in a condominium is in common ownership.
- As a result, existing updated regulations that apply to individual lots, such as lot grading, would not apply to condo units.
- The Condo Corporation owns the land and the residents have exclusive use on a portion of the land.

Citizen Engagement

- An advertisement outlining the application and indicating that it had been received and was under review by staff was placed in the *Chronicle Herald*.
- A notice was mailed to unit owners within the condo corporations and to property owners who have access to East Uniacke Road.
- A Public Information Meeting (PIM) is required and is being held tonight.
- There will be other opportunities for public feedback including a questionnaire and members of the public can attend the public hearing.



Questions?