

***Gail Sloane and Peter MacDougall-  
MPS and LUB Mapping Amendment  
Application***

Planning Advisory Committee

March 9, 2021

Planning & Development Department



**EAST HANTS**

## Background

- Agricultural Reserve (AR) Designation and Zone applied to the 3 properties.
- Applicant has explained they were unaware of the AR Zoning. They explain that the land was cleared in 1997 with no agricultural activity conducted on the property.
- The applicant would like to sell their property to a buyer who wants to construct a non-farm dwelling.
- Non-farm dwellings are permitted in the Rural Use (RU) Zone.
- A re-designation and rezoning is proposed for 3 properties - land may be amalgamated to sell one larger property.





Aerial photography from August 2019

## 2016 Plan Review Changes

- The land (3 properties) was re-designated and rezoned to Agricultural Reserve (AR) through the 2016 Plan Review.
- At that time, planning staff reviewed our own aerial photography; PVSC imagery; Google satellite images; street view and an agricultural land use survey, throughout the zoned area of the municipality to identify any new areas of land which appeared to be in agricultural use.
- In some cases AR Zoning was removed from properties.
- Letters were mailed to all property owners where zoning was proposed to change. Staff cannot confirm that the letters were received by the applicant but copies of letters that were mailed have been located.
- At the time of the plan review any property owners who had concerns about proposed rezoning were invited to provide comments to Council prior to the plan review completing.

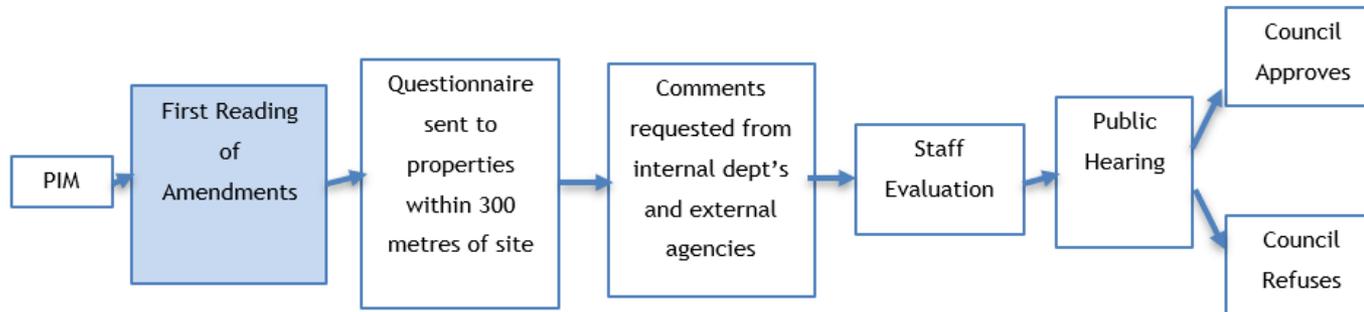
## Use of Land

- The applicant has explained that the land has been cleared since 1997 with no agricultural activity conducted on the properties. She has mentioned that her father has mowed the properties annually to prevent re-growth. She also explained that some of the land is unsuitable for agricultural due to water accumulation.
- Staff cannot determine whether this is being used as agricultural land or not, although there appears to be some agricultural activity (i.e. manure being spread on the property).
- The property is taxed for residential

## Policy Analysis

- At their meeting in December 2020, Planning Advisory Committee discussed whether to consult with the Agricultural Advisory Committee but decided not to pursue this further.
- There is no right of appeal for amendments to the Municipal Planning Strategy.
- If approved, the amendments will be reviewed by the NS department of Municipal Affairs. During their review they will consider the NS Provincial Statements of Interest and in particular the Statement of Provincial Interest Regarding Agricultural Land.
- The final staff report will provide further information on the statement of provincial interest.

# Process & Public Engagement



- A Public Information Meeting (PIM) was held on February 10th.
- First reading is needed before questionnaires can be mailed to nearby property owners.
- A review of planning policies will be provided in the final staff report.

## Recommendation

*That first reading be given to the redesignation and rezoning and that authorization be given to schedule a public hearing.*

## Recommended Motion

*Planning Advisory Committee recommend that Council:*

- *Give first reading to the proposal from Gail Sloane and Peter MacDougall to change the designation and zone of 3 properties on Barr Settlement Road from Agricultural Reserve (AR) to Rural Use (RU); and*
- *Authorize staff to schedule a public hearing.*