

Community Plan Update: Beamish Road

Planning Advisory Committee

May 18, 2021

Planning & Development Department

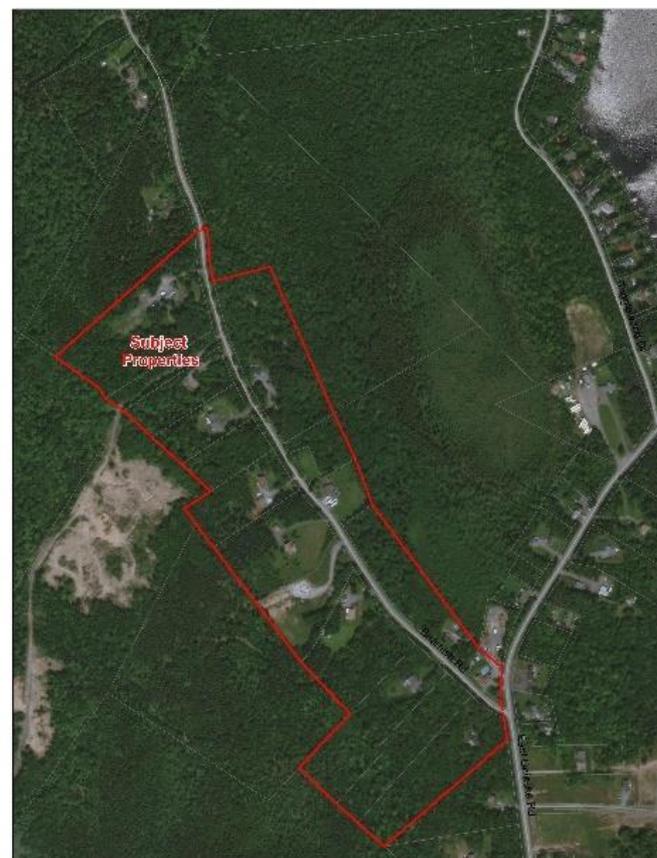


EAST HANTS

Background

- **2016** - As part of the 2016 Plan Review, Planning staff had recommended that the residential portion of Beamish Road, East Uniacke be designated and zoned Country Residential (CR) because of its large lot subdivision feel. However, Council directed staff to leave the lands designated and zoned Rural Use (RU), which allows for a wider variety of activities to take place on the lands.
- **May 2019** - East Hants received a planning application to enable a recreational vehicle storage facility for 36 Beamish Road. Residents on Beamish Road were very concerned about the application, and the application was refused by Council.
- **October 2019** - Following Council's refusal, the majority of residents located on Beamish Road submitted a letter and a petition to Council requesting that the zoning of Beamish Road change to only permit residential uses.
- **October 2019** - Council passed Motion C19(256) "*...that Council direct staff to prepare a report on re-zoning Beamish Road from Rural Use (RU) to an Established Residential Neighbourhood Zone (R1).*" Although the letter from residents and the motion from Council requests that the property be changed to R1, Planning staff recommended that the designation and zone be changed to Country Residential (CR). The Country Residential MPS policies and LUB regulations better fit with the type of residential land development that has occurred on the south portion of Beamish road to date.
- **March 2020** - Planning staff presented a report to PAC regarding the Beamish Road petition as per Council's direction. At their March 2020 meeting, Council passed Motion C20(81) that "*Council table the report titled Beamish Road - MPS and LUB Mapping Amendment, dated March 4, 2020 for the next Municipal Planning Strategy review with Council.*"
- **August 2020** - A building permit was issued for 36 Beamish Road for a single unit dwelling and a garage.

Subject Properties



Discussion

- Below are two options on how Planning Advisory Committee may want to proceed with the Beamish Road topic.
- The Rural Use (RU) Zone enables a variety of uses including residential uses such as single unit dwellings, two unit dwellings, and mobile homes; commercial uses that are rural in nature such as repair and maintenance, retail and rental stores, animal hospitals and veterinary offices, tradesperson, and much more; agricultural uses such as greenhouses, agritourism uses, horse stables, boarding and training facilities; and much more. The Country Residential (CR) Zone is a restrictive zone and only permits single unit dwellings, while also allowing for accessory dwelling units and homebased businesses.
- Both of these options are acceptable to staff, as both the RU and CR zones permit residential development.
 1. Move forward with changing the designation and zone of the subject lands to Country Residential (CR) as part of the Plan Update.
 2. Maintain the current Rural Use (RU) land use designation and zone.
- If PAC proceeds with option 1, impacted residents on Beamish Road will be contacted regarding the land use designation and zone change as part of the normal course of public notification, including letters, as part of the Plan Update.

Recommendation

- That Planning Advisory Committee recommend that Council authorize staff to proceed with one of the options identified in staff's report.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Direct staff to proceed with one of the following options:*
 - *Move forward with changing the designation and zone of the subject lands to Country Residential (CR) as part of the Plan Update.*
 - *Maintain the current Rural Use (RU) land use designation and zone.*