

# **Community Plan Update: Beamish Road**

Planning Advisory Committee

October 19, 2021

Planning & Development Department



**EAST HANTS**

## Background

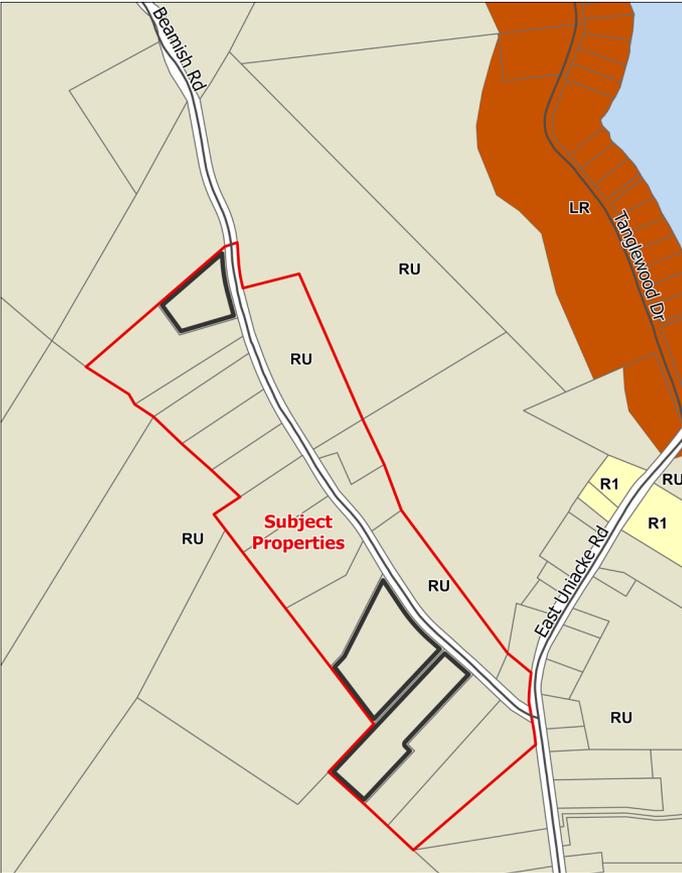
- As part of the ongoing plan update, Planning staff presented a background paper on Beamish Road to Planning Advisory Committee at their May 2021 meeting.
- As a result, Council passed Motion C21(169) directing staff to contact the 17 identified property owners on the south end of Beamish Road about the proposed rezoning.
- This supplemental report will outline the results of the Beamish Road zoning survey.



## Discussion

- As a response to Motion C21(169), Planning staff prepared questionnaires for the residents located along the south end of Beamish Road who were initially interested in having their zoning changed from the Rural Use (RU) Zone.
- A total of 17 questionnaires were mailed. Three property owners responded.
- All three of the property owners who responded to the questionnaire indicated that the south end of Beamish Road should be zoned Country Residential (CR) Zone to best suit the land use requirements of this section of Beamish Road.
- There are 14 property owners on Beamish Road who did not respond to the survey.
- Planning staff recommend that Council take a consistent approach to the zoning of these 17 properties.
- Only rezoning the three property owners who responded to the survey to Country Residential (CR) Zone does not protect these three property owners from Rural Use (RU) Zone land uses on adjacent properties.
- The more restrictive zoning on one lot does not apply to the neighbouring properties, which in turn does not limit land use conflicts.
- Therefore, all of the identified properties should have consistent zoning and no spot zoning should be implemented.

# Subject Properties



# Options

- The results of the survey were inconclusive.
- Therefore, based on the current land use of the southern portion of Beamish Road, Planning staff recommend that the land use designation and zone be changed to Country Residential (CR).
- Alternatively, PAC may choose to recommend to Council that the current Rural Use (RU) land use designation and zone be maintained.
- The RU zone allows for a variety of dwelling types such as mini-homes and semi-detached, it also permits commercial uses that are rural in nature.
- The CR Zone is a more restrictive zone and only permits single unit dwellings, while also allowing for accessory dwelling units and homebased businesses.
  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.

## Conclusion

- As per the direction of Council, Planning staff have provided questionnaires to the 17 identified properties on the south end of Beamish Road, of which only three property owners responded.
- Two options have been provided to PAC for their consideration.
- Staff recommend that all 17 properties have the same zoning to provide a consistent approach to regulating land uses on this section of Beamish Road and that the land use designation and zone be changed to Country Residential (CR).

## Recommendation

- That Planning Advisory Committee recommend that Council authorize staff to change the land use designation and zone of the subject lands to Country Residential (CR) as part of the Plan Update.

## Recommended Motion

*Planning Advisory Committee recommends that Council:*

- ***Move forward with changing the land use designation and zone of the subject lands to Country Residential (CR) as part of the Plan Update.***

## Alternative Motion

*Planning Advisory Committee recommends that Council:*

- ***Maintain the current Rural Use (RU) land use designation and zone on the subject lands.***