

***Greg Burke - MPS and LUB  
Amendment Application***

Planning Advisory Committee

October 19, 2021

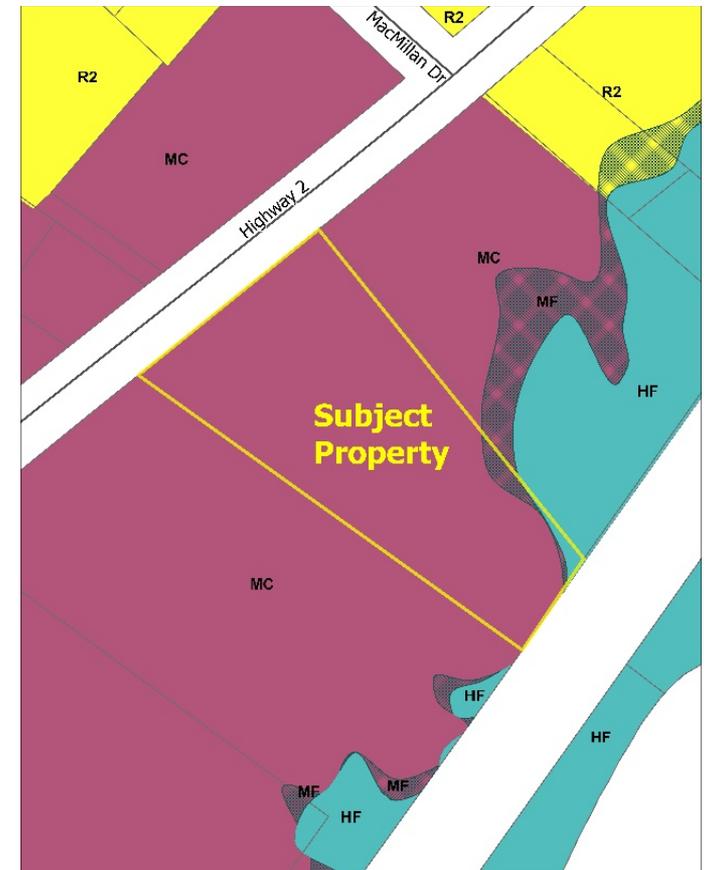
Planning & Development Department



**EAST HANTS**

## Subject Site

- The subject property is located at 541 & 543 Highway 2, Elmsdale. Despite having two civic addresses the application just relates to one property which is PID 45260825.
- The property is designated and zoned Mixed Use Centre (MC). There are small areas of the property to the rear and side which are zoned High Risk Floodplain (HF) and Moderate Risk Floodplain (MF).
- The rear property boundary abuts the CN Rail property.
- There are two existing buildings on the property. The applicant is planning to replace the smaller building on the property at a later date, during phase 2 of their plans.
- The property currently has five commercial tenants.



## Development Proposal

- The purpose of this application is to enable new self storage buildings on the rear portion of the property which are not permitted in the Mixed Use Centre (MC) Zone.
- The applicant has indicated that they are also considering a mixed use building (phase 2) to replace the existing smaller building on the property. This building will have to comply with the regulations for the MC Zone. Staff have not evaluated whether the mixed use building meets the MC Zone regulations.



553 HWY 2 - ELSMDALE  
PID 45082625  
LOT SIZE - 2 ACRE

541 HIGHWAY 2  
ELMSDALE  
PID 45260825  
LOT SIZE - 2 ACRE

535 HWY 2 - ELSMDALE  
PID 45085032  
LOT SIZE - 2 ACRE

2 STORY  
SPLIT COMMERCIAL/  
RESIDENTIAL  
980m<sup>2</sup>

EXISTING - SINGLE STORY  
COMMERCIAL  
47,600m<sup>2</sup>

SINGLE STORY  
COMMERCIAL STORAGE  
197m<sup>2</sup>

SINGLE STORY  
COMMERCIAL STORAGE  
286m<sup>2</sup>

SINGLE STORY  
COMMERCIAL STORAGE  
58m<sup>2</sup>

SINGLE STORY  
COMMERCIAL STORAGE  
286m<sup>2</sup>

SINGLE STORY  
COMMERCIAL STORAGE  
286m<sup>2</sup>

SINGLE STORY  
COMMERCIAL STORAGE  
286m<sup>2</sup>

CANADIAN NATIONAL  
RAILWAY



## Policy Analysis

- The Mixed Use Centre (MC) designation and zone purpose is to allow for a diverse mixture of medium-density commercial business, and residential uses in an environment serving both pedestrian and vehicle needs with an aesthetically pleasing, socially interactive streetscape.
- Self-storage uses do not fit within the intent of the MC designation and zone. They are a use which is not aesthetically pleasing and does not create a socially interactive streetscape. They are a use which does not meet the goal of fostering a consistent, walkable medium-scale growth pattern. Staff therefore have concerns about introducing new self-storage facilities into the MC designation and zone.
- Staff however acknowledge that the use will not front onto Highway 2 as it is located to the rear half of the property which still enables the property to have a socially interactive streetscape. The area of land proposed for the self-storage is located alongside the CN rail line which would not be as ideal for any residential or mixed use units.
- There is an opportunity to enable a development which staff consider not compatible with the MC designation and zone without compromising the ability of the property to have a MC compatible use fronting onto Highway 2.

## Policy Analysis

- There is an option to redesignate and rezone the rear portion of the property to Highway Commercial (HC) but staff would not recommend this. This provides no control over the type of use or development and its computability with the surrounding MC properties.
- If PAC and Council are minded to consider the self-storage use, staff would recommend that the policies and regulations of the MPS and LUB be amended to enable Highway Commercial uses be considered through a development agreement. Staff would support this approach with the following policies:
  - To enable the goal and intent of the Mixed Use Centre (MC) designation and zone to be realized the front portion of properties on Highway 2 be maintained for MC zone uses.
  - That the ability to consider HC zone uses on the properties only be considered for properties which back onto the CN rail line and for the back portion of these properties only.
  - Policies be developed to enable PAC and Council to review the compatibility of the HC zone use proposed, to be considered in the context of existing uses in the area and uses permitted in the MC designation and zone.
  - To be considered through development agreement which enables staff, PAC and Council to consider the details of the proposal. The terms and details of the development can be agreed between the developer and Council. This provides some certainty to the community as to what will be developed on the property.
  - The self storage use is not permitted as-of-right in the HC zone so the policies and regulations for the MC zone which may be developed should include self storage as one of the uses which can be considered.

## Policy Analysis

- The map shows which properties (outlined in yellow) new policies and regulations may apply to.
- This may change once an analysis of how much land fronting onto Highway 2 should be maintained for MC uses.
- Staff will provide a recommendation on this in draft policies and regulations.

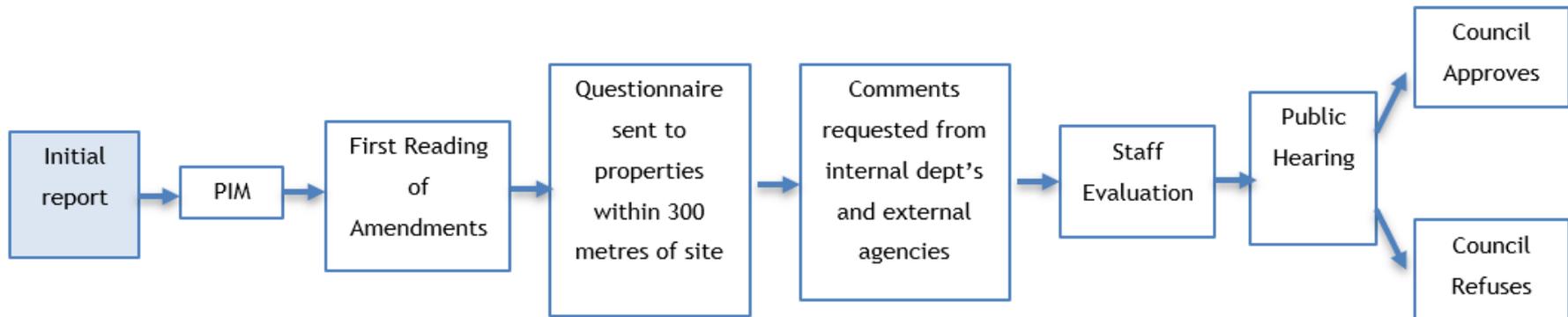


## Citizen Engagement

- A Public Information Meeting (PIM) is required as amendments to the MPS are proposed.
- Covid-19 restrictions have now been lifted on gathering limits and physical distancing so the only limits on the number of attendees is the room occupant load. Attendees right now would have to wear masks. Staff believe that people attending PIM's would have to show their proof of vaccine.
- The advantage of holding the meeting virtually is that people who are not vaccinated would be able to participate. The disadvantage of digital meetings is that it is more difficult for those members of the public who don't have internet or are not able to use a digital platform may not attend. In both cases if someone cannot attend either a virtual meeting or an in-person meeting the member of public can still reach out to planning staff directly to ask questions.
- Staff need direction on whether to continue to hold the PIM as a virtual meeting through zoom or whether to organize an in-person meeting.

## Conclusion

- To enable the applicant to continue with their proposed self storage use, amendments are required to the MPS and LUB.
- If approved these amendments would apply to other properties in the MC zone as discussed in this staff report.
- A public information meeting is proposed to be held as the next step in the process.



## Recommendation

*That Planning Advisory Committee recommend that Council authorize staff to schedule a public information meeting and whether to hold the PIM as an in-person meeting or virtually through zoom.*

## Recommended Motion

*Planning Advisory Committee recommend that Council:*

- *authorize staff to schedule a public information meeting to consider the proposal from Greg Burke to amend the MPS and LUB to enable a self storage use in the Mixed Use Centre (MC) Zone.*