

Bob Bona- Rezoning Application

Planning Advisory Committee

November 16, 2021

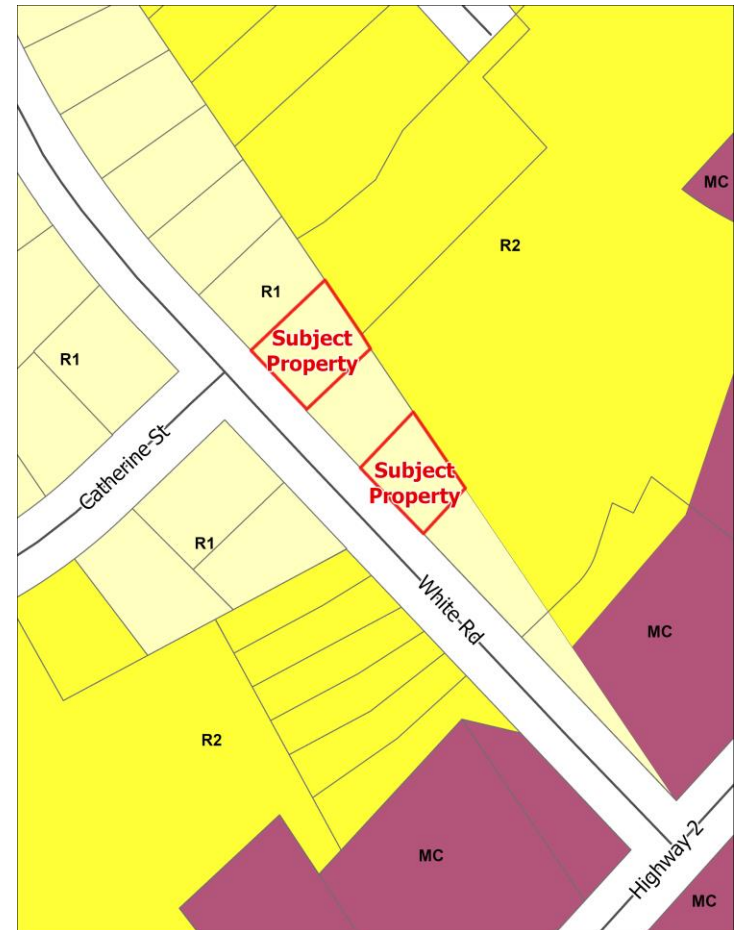
Planning & Development Department



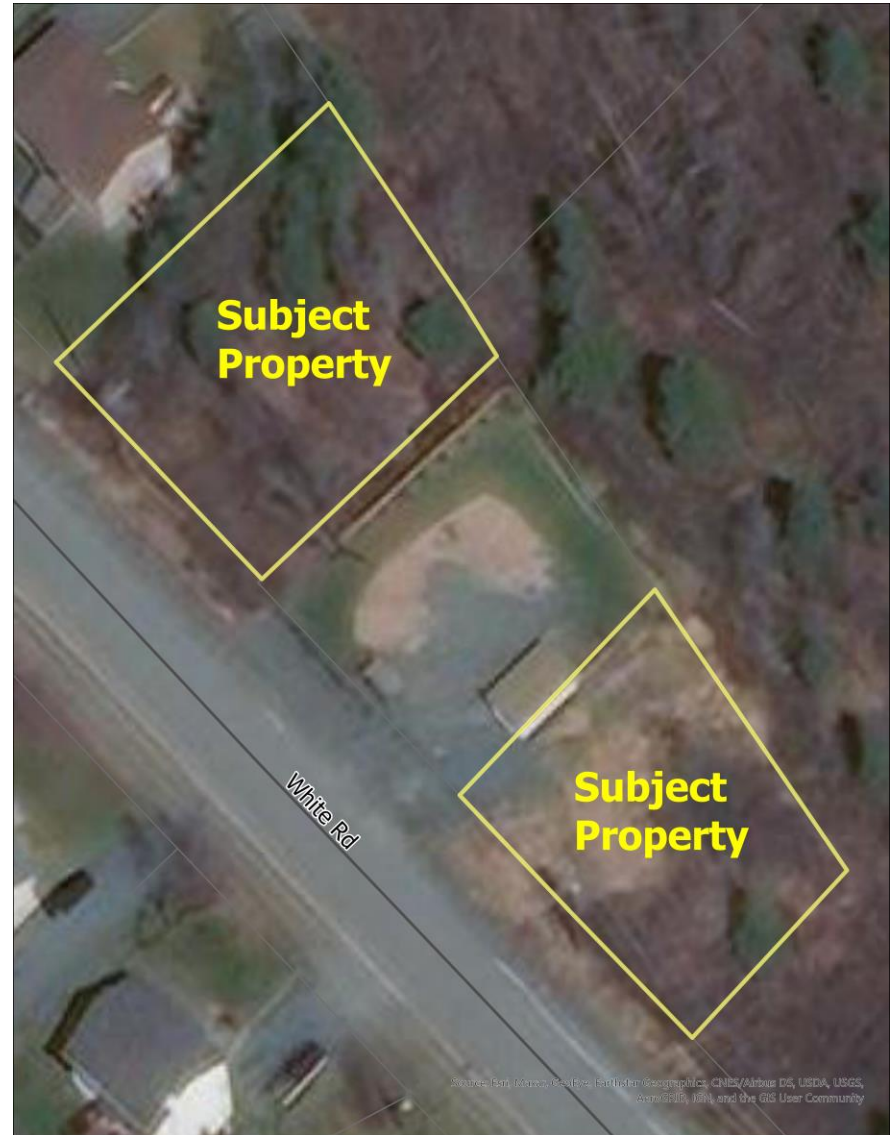
EAST HANTS

Background

- Established Neighborhood Residential Zone (R1) zoning applied to the two properties.
- The applicant would like to sell the properties to a buyer who **wants to construct two unit dwellings** on both properties.
- Two dwelling units are not permitted in the Established Residential Neighborhood (R1) zone.
- **A rezoning** is requested for the two properties by the applicant.

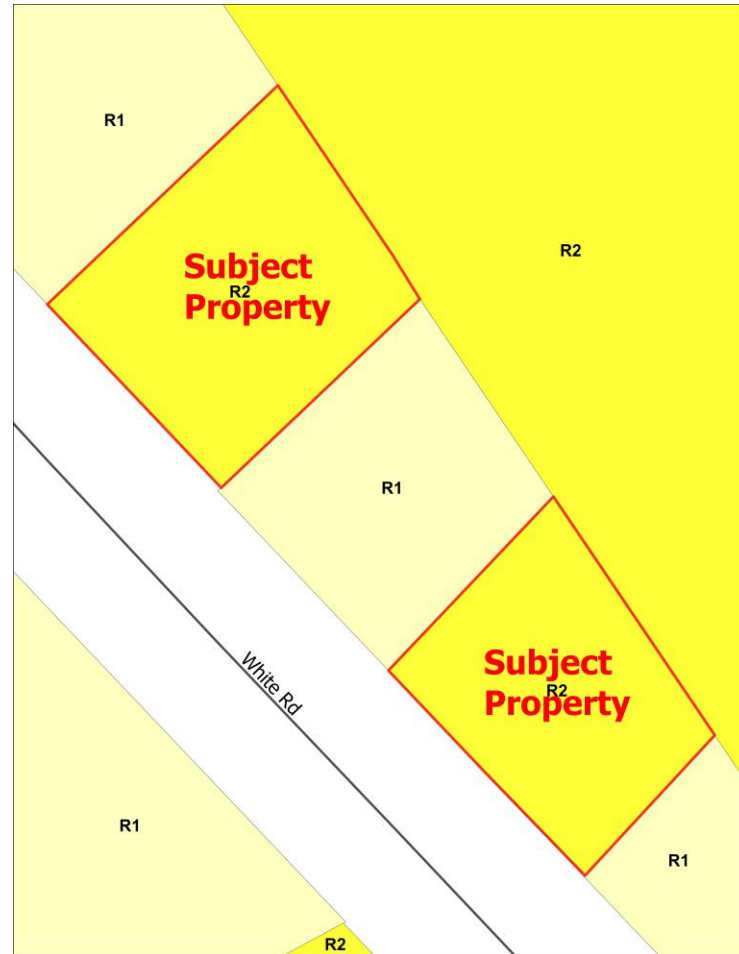


Aerial Photography



Subject Site after Rezoning

The surrounding properties are zoned Established Residential Neighborhood Zone (R1) and Mixed-Use Centre. The property to the rear is also zoned R2.



Proposed rezoning

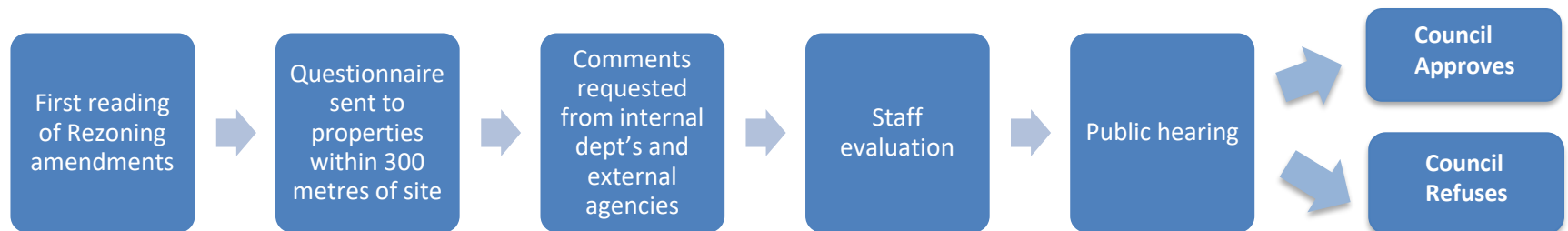
Policy Analysis

Policy in the MPS requires that the following matters be considered-

- Whether the lands abut **Two Dwelling Unit (R2) or higher density zoning?**
- Whether the lots are within a **5 minute walk** from multiple-unit residential areas?
- Whether the lands are within **10-minute walk** from village cores, community and institutional uses.
- **Traffic impacts** of the rezoning.

Process & Public Engagement

- A Public Information Meeting (PIM) will not be required for this application.
- However, the application will go through a **public hearing** at a later stage.



Recommendation

That Council give a first reading and authorize staff to schedule a public hearing.

Recommended Motion

Planning Advisory Committee recommend that council:

- Authorize staff to schedule a public hearing to consider the proposal from Bob Bona to rezone two properties located on White Road from Established Residential Neighborhood Zone (R1) to Two Dwelling Unit Residential Zone (R2).