

MPS & LUB Mapping Amendments South Uniacke Road

Planning Advisory Committee

January 18, 2022

Planning & Development



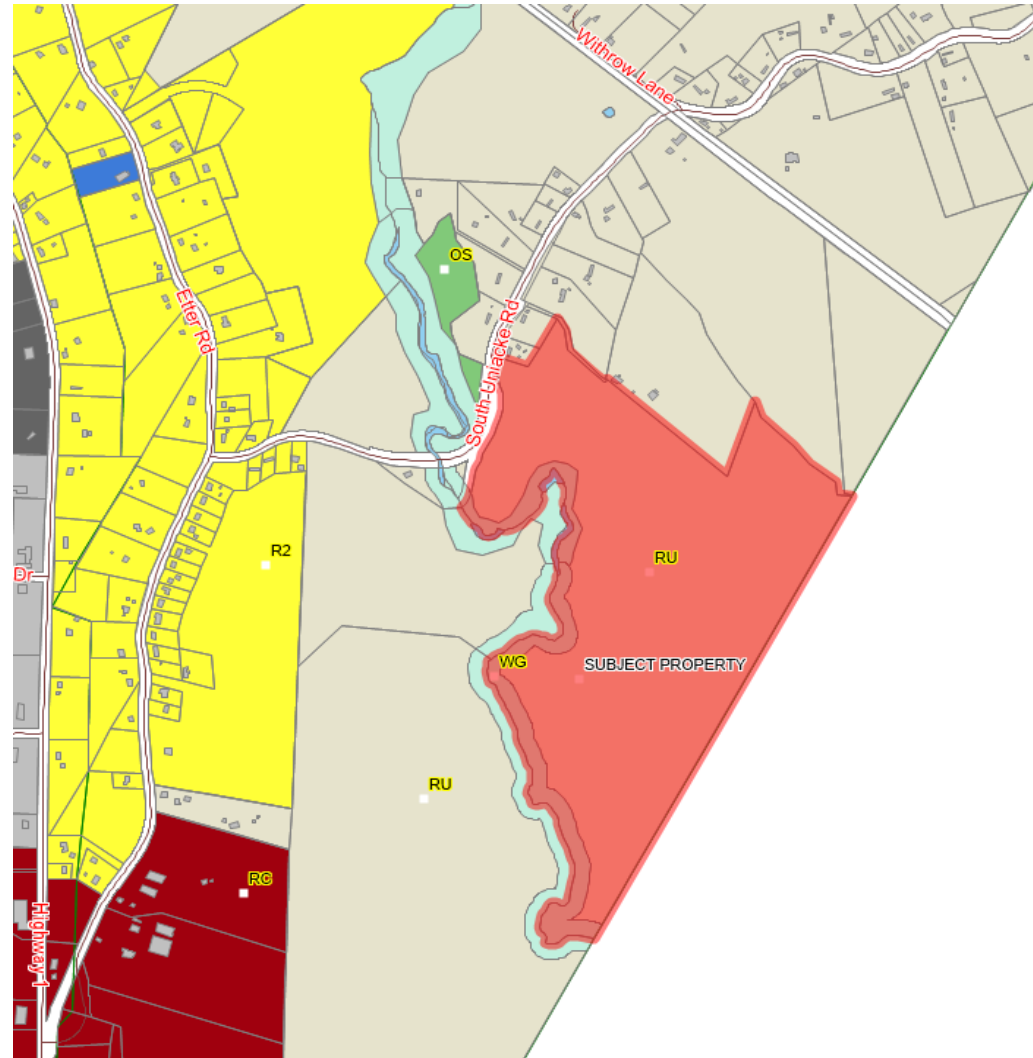
EAST HANTS

Background

- In February 2021 the Municipality received an application from Donald Martin on behalf of Portree JACC Enterprise Inc.
- The application originally sought to redesignate and rezone property in South Uniacke from Rural Use (RU) to Two Dwelling Unit Residential (R2) Zone.
- This would also require a change in the land use designation.
- Public Information Meeting was held on April 6, 2021.
- Subsequently the applicant has requested that the application be changed to request the zone become Established Residential Neighbourhood (R1).
- As a result of this change first reading will have to be conducted again.

Subject Property

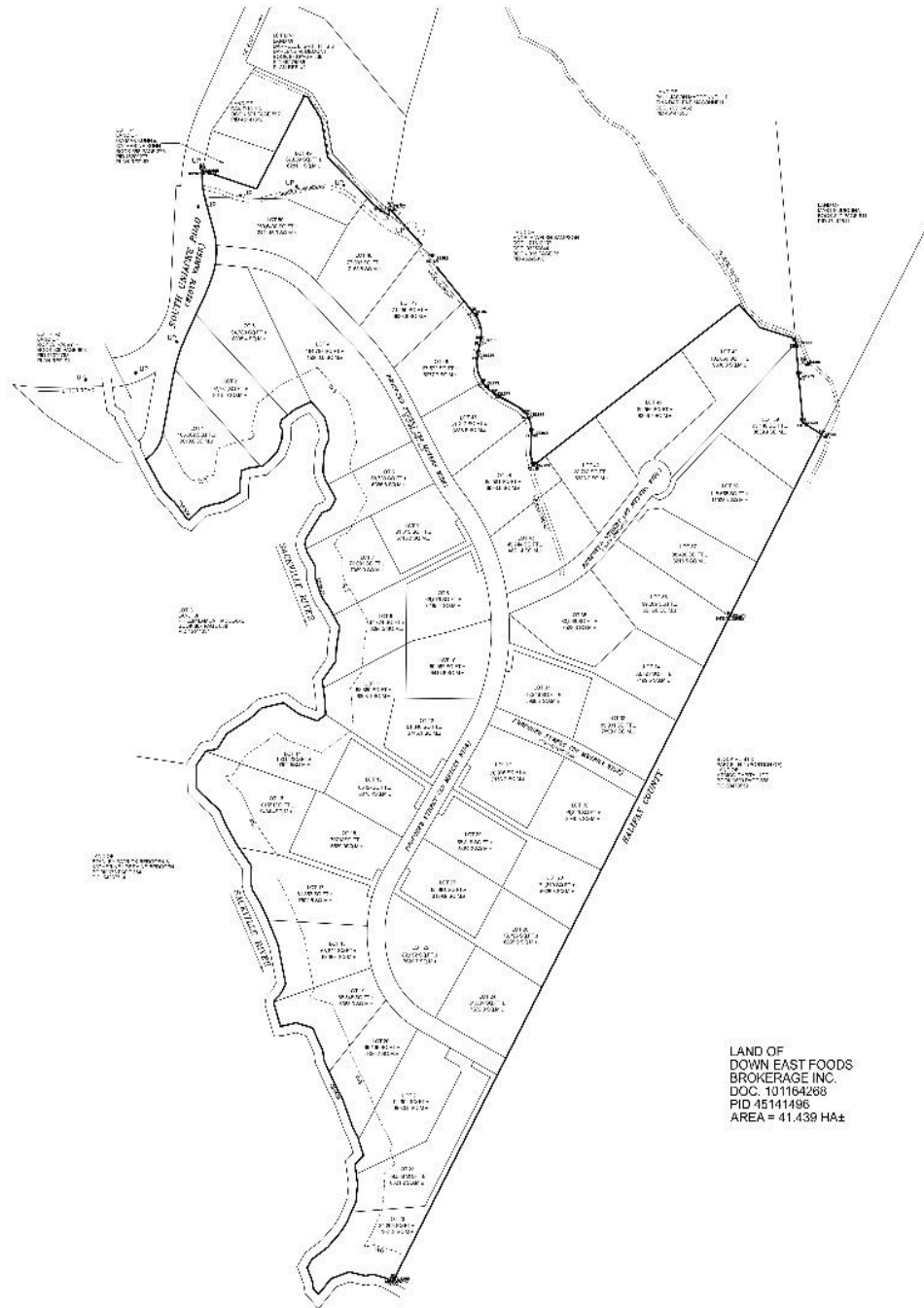
- Subject property (PID 45141496) is accessed via the South Uniacke Road.
- The forested property totals 41.4 Ha.
- Zoning is Rural Use (RU) except for the portion along the Sackville River, which is Watercourse Greenbelt (WG).
- The property also shares a boundary with Halifax Regional Municipality (HRM).
- The abutting property in HRM is zoned Mixed Resource (MR-1) under the Beaver Bank, Hammonds Plains & Upper Sackville Land Use Bylaw.



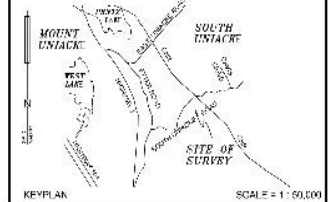
Development Proposal

- Change the designation from Rural Use (RU) to Established Residential Neighbourhood (ER).
- Change the zone from Rural Use (RU) to Established Residential Neighbourhood (R1).
- The purpose of the application is to enable the development of a low density subdivision.
- The concept submitted by the applicant contains 50 potential lots.
- This is a concept only. Open space contribution or wetlands on the property may impact street layout and lot creation.

ALL INFORMATION ON THIS DRAWING IS SUBJECT TO THE GENERAL CONDITIONS OF CONTRACT



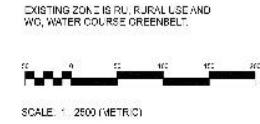
LAND OF
DOWN EAST FOODS
BROKERAGE INC.
DOC. 101164268
PID 45141486
AREA = 41.439 HA±



LEGEND:

LAND SURVEY	---
BOUNDARY OF LOT OR PARCEL	---
ROAD	---
500 METRES	---
100 METRES	---
50 METRES	---
25 METRES	---
12.5 METRES	---
6.25 METRES	---
3.125 METRES	---
1.5625 METRES	---
0.78125 METRES	---
0.390625 METRES	---

PLAN REFERENCES:
1. PLAN OF SUBDIVISION FOR THE 'MOUNT UNLACE' PARCEL, REGISTERED UNDER THE 'MOUNT UNLACE' PLAN NO. 101164268.
2. PLAN OF SUBDIVISION FOR THE 'SOUTH UNLACE' PARCEL, REGISTERED UNDER THE 'SOUTH UNLACE' PLAN NO. 101164269.
3. PLAN OF SUBDIVISION FOR THE 'WEST LAKE' PARCEL, REGISTERED UNDER THE 'WEST LAKE' PLAN NO. 101164270.
4. ALL METRE DIMENSIONS SHOWN ON THIS PLAN ARE TO BE TAKEN FROM THE CORNER POINTS OF THE PARCELS AS SHOWN ON THE PLAN.



PRELIMINARY PLAN SHOWING
SUBDIVISION OF LAND OF
**DOWN EAST FOODS
BROKERAGE INC.**
SOUTH UNLACE ROAD, SOUTH UNLACE
HANTS COUNTY, NOVA SCOTIA

DATE: NOVEMBER 30, 2020

Policy Analysis

- The Mount Uniacke Growth Management Area is unique in that it enables development based on on-site sewage and water service.
- However, within this area the Rural Use (RU) Zone does not allow new roads. As a result, the property will have to be redesignated and rezoned to enable the development.
- In evaluating this application, Staff will refer to MPS polices associated with the Mount Uniacke Growth Management Area as well as general policies related to amending the MPS and the Land Use Bylaw (LUB).
- Council's decision on this application is not appealable to the NSUARB as it involves an amendment to the MPS.

Policy Analysis

- What staff have learned so far:

The **RCMP** have no concerns unless the proposed roads extend into HRM and provide the only access to this part of an adjacent municipality.

Halifax Regional Municipality have no concerns and also comment on the road reserves shown terminating at the HRM boundary. They note that based on regulations in HRM, no new roads are anticipated in this area that would connect with the proposed roads in the concept plan.

NS Public Works are not requiring a traffic impact study. Their other comments, related to intersection location and drainage, would be addressed at the subdivision stage.

East Hants I&O comments related only to road layout that would be addressed at the subdivision stage.

Policy Analysis

The **Sackville Rivers Association** comment that this property abuts the Sackville River and any development has the potential to harm the river.

They also point out that a large wetland complex exists on this property.

They are hopeful that the Watercourse Greenbelt (WG) area remains undeveloped and comes into public ownership to allow a future river conservation corridor trail system they envision spanning HRM and East Hants.

The WG portion of the property is not proposed to be redesignated and rezoned.

East Hants PRC comments relate to open space acquisition that will be addressed at the subdivision stage. PRC note that East Hants may acquire open space land fronting onto the Sackville River and adjacent to the municipal boundary to connect to any future trail network within HRM.

Policy Analysis

Hydrogeology

Richard Gagné from earth-water Concepts inc. was also engaged by the applicant to conduct a Level 1 groundwater assessment for the proposed development.

Although the report recommends that a Level 2 assessment be conducted, the report indicates that issues with quantity are not expected.

The report suggests that, even using a conservative estimate, there is a potential for 500 additional dwellings within the groundwater recharge area.

The consultant's main concern is well interference within the new subdivision if wells are placed too close together.

After discussing the report with the consultant, staff are satisfied that the Level 1 assessment has demonstrated that it is highly probable that these potential 50 lots are in an area with an adequate quantity and quality of groundwater and staff are not recommending that a Level 2 assessment be required.

Citizen Engagement

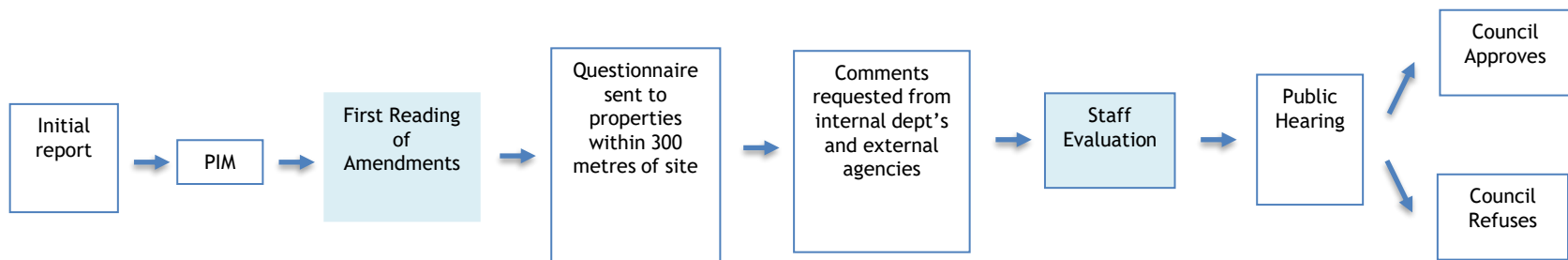
- An advertisement outlining the proposal and indicating that it is under review by staff was placed in the *Chronicle Herald* on March 24, 2021.
- As part of the review process, a public information meeting (PIM) was required, for MPS amendments, to hear input from the community.
- The meeting was held digitally on April 6, 2021 with 15 participants.
Comments were as follows:
 - Condition of the South Uniacke Road & bridge
 - Impact of development on property taxes
 - Environmental impact on Sackville River and wetlands
 - Impact on wells in area

Citizen Engagement

- A survey was circulated to 50 property owners within 500m of the site in August 2021.
- Three responses were received and have been posted with this report.
- Respondents were concerned with:
 - traffic and safety on South Uniacke and Etter Road,
 - objected to the R2 zoning that could double density (no longer an issue),
 - had concern with accessing child care for school aged children with additional population and
 - the lack of municipal services in the area.
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- If a public hearing is approved staff will again circulate to all property owners within 500m.

Conclusion

- Staff will continue to review the proposal to change the subject property to the Established Residential (ER) Designation and (R1) Zone.
- The proposed amendments will be evaluated using all applicable policies in the Municipal Planning Strategy.
- Staff will make a recommendation to PAC in their final staff report.



Recommendation

That 1st Reading be given and staff be authorized to schedule a public hearing.

Recommended Motion

***Planning Advisory Committee recommends to Council that Council:
Give First Reading to amendments to the MPS & LUB that would change
a portion of PID 45141496 from Rural Use (RU) to Established
Residential Neighbourhood (ER) designation and from Rural Use (RU) to
Established Residential Neighbourhood (R1) zone for the purpose of
authorizing a public hearing; and
Authorize staff to schedule a public hearing.***