



Subject: *Plan Update - Housekeeping Mapping Amendments*
To: CAO for Planning Advisory Committee, May 17, 2022
Date Prepared: May 12, 2022
Related Motions: PAC21(14), PAC21(5), PAC21(6), C21(23), C21(24), PAC21(26)
Prepared by: Debbie Uloth, Project Planner
Approved by: John Woodford, Director of Planning and Development

Summary

As part of the ongoing plan update, Planning staff are preparing background papers to discuss and propose approaches to different land use issues within the Municipality. The current background paper addresses proposed mapping amendments that are minor or housekeeping in nature.

These amendments will be included in the final package of Plan Update documents and will require first and second reading.

Financial Impact Statement

The Community Plan Update has been budgeted for in 2021/2022 Municipal Budget.

Recommendation

That Planning Advisory Committee recommend that Council authorize staff to make minor and housekeeping amendments to the Generalized Future Land Use Maps and the Land Use Bylaw Maps for the comprehensive planned portion of the Municipality, as presented to Executive Committee on May 17, 2022 and outlined in this staff report.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *authorize staff to make minor and housekeeping amendments to the Generalized Future Land Use Maps and the Land Use Bylaw Maps for the comprehensive planned portion of the Municipality, as presented to Executive Committee on May 17, 2022 and outlined in this staff report.*

Background

As land is developed in the Municipality, there will be occasions where housekeeping amendments are required to be made to the Generalized Future Land Use Maps (GFLUM) and the Land Use Bylaw Maps (LUB) to address new roads, walkways, open space parcels, as well as issues where newly created lots result in awkward zoning boundaries. The purpose of this report is to address such issues that have arisen since the adoption of the 2016 Planning Documents.

Discussion

Since the approval of the 2016 East Hants Official Community Plan, there have been approximately 330 final plans of Subdivision submitted to East Hants for approval. Some of the plans of subdivision include the development of new roads, walkways, and the dedication of open space parcels. In keeping with the land use designation and zoning method already in place, staff are recommending that the land use designation and zoning be removed from new roads and walkways. In addition, staff are recommending that any new parcels of open space have the land use designation changed to Community Use (CU) Designation and the zone changed to Open Space (OS) Zone. Below is a list of all of the new roads, walkways and open space parcels that have been constructed since 2016:

Roads

Road Name	Ownership	New 2016-2022?
Alicia Scott Ave	M	Y
Andrew Mitchell Dr	M	Y
Autumn Way	M	Y
Cottage Crt	M	Y
Deer Run Lane	M	Y
Development Dr	M	Y
Enterprise Way	M	Y
Expansion Lane	M	Y
Lady Mary Way	M	Y
Lew Cres	M	Y
McKenzie Lane	M	Y Ext
Meadow View Way	M	Y Ext
Nature Dr	M	Almost
Osprey Ridge	M	Y
Owdis Ave	M	Y
Sam Cres	M	Y
Sherwood Dr	M	Y
Tyler St	M	Y Ext
Gala Lane	P	Y
River Country Dr	P	Y
Annie's Lane	P	Y
Danyellas Lane	P	Y
Kiln Creek Blvd	M	Y (Not in our Mapping layer yet)
Allan Shaw Blvd	M	Y (Not in our Mapping layer yet)
Lantz Connector	NSPW	Y
Clay Brick Way	NSPW	Y
Village Dr	M	Almost

Walkways

PID	Street	Community
45419835	Deer Run	Belnan
45419728	Meadow View	Belnan
45419629	Osprey	Belnan
45419587	Osprey	Belnan

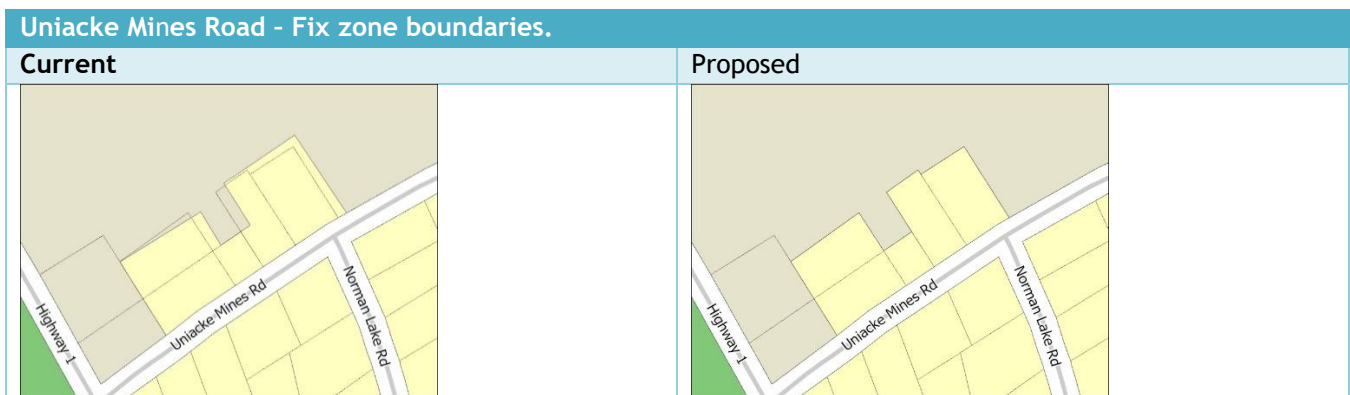
45415049	Sam	Elmsdale
45395399	Concorde	Enfield
45384872	Kali	Elmsdale

Open Space Parcels

- For PID 45414166 the portion of the land currently designated and zoned Walkable Comprehensive Development District (WCDD) Designation and Zone shall have the land use designation changed to Community Use (CU) Designation and the zoning changed to Open Space (OS).
- For PID 45407590 the portion of the land currently designated Established Residential Neighbourhood (ER) Designation and zoned Two Dwelling Unit Residential (2) Zone shall have the land use designation changed to Community Use (CU) Designation and the zone changed to Open Space (OS) Zone.
- For PID 45417706 the portion of the land currently designated and zoned Regional Commercial (RC) shall have the land use designation changed to Community Use (CU) Designation and the zoning changed to Open Space (OS) Zone.
- For PID 45093226 the portion of property adjacent to the Shubenacadie River, where the majority of Wickwire Park is located and which is currently zoned and designated Agricultural Reserve (AR) shall have the land use designation changed to Community Use (CU) Designation and the zoning changed to Open Space (OS) Zone.
- For PID 45372661 and PID 45395126 change from the Established Residential Neighbourhood (ER) Designation to the Community Use (CU) Designation and rezone the same properties from Established Residential Neighbourhod (R1) Zone to the Open Space (OS) Zone.
- For PID 45392370 and PID 45392362 change from the Country Residential (CR) Designation to the Community Use (CU) Designation and rezone the same properties from Country Residential (CR) Zone to the Open Space (OS) Zone.

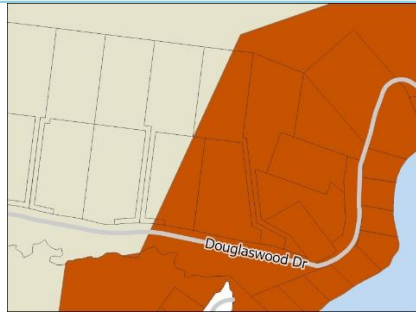
MINOR ZONING AMENDMENTS

Staff have identified a variety of housekeeping and minor mapping issues that have arisen from the subdivision of land. Many of the properties staff have identified have been subdivided in a manner which has resulted in the split zoning of the property. Planning staff are proposing mapping amendments to the following properties.

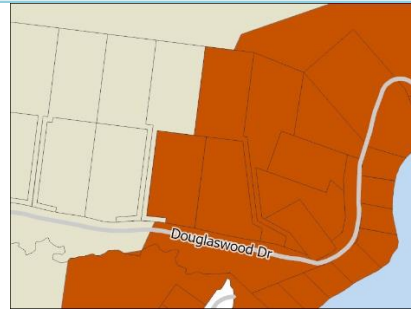


Douglas Wood Drive - Adjust zone boundaries to new lot boundaries.

Current

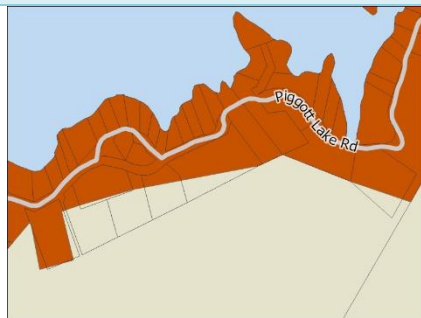


Proposed

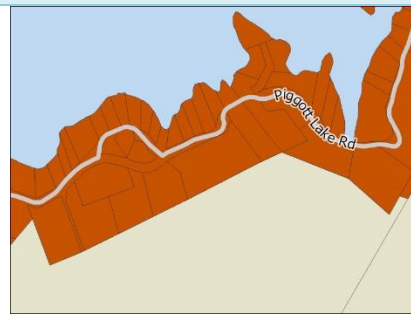


Piggott Lake Road - Adjust zone boundaries to new lot boundaries.

Current



Proposed



2 Old Home Settlement Road - Split zoned due to subdivision - Change to all VC Zone

Current

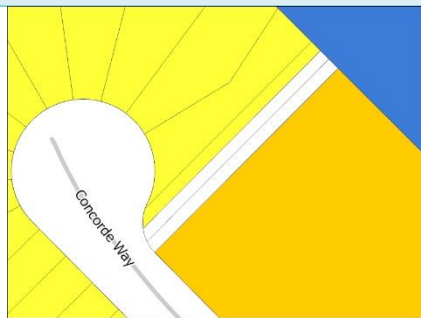


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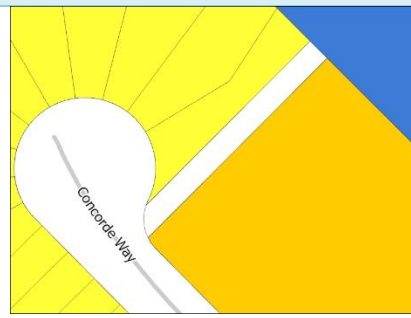


Concorde Way - Walkway realignment resulted in split zone - Amend zone boundaries to property lines.

Current



Proposed

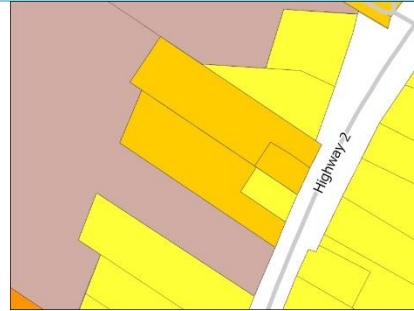


1356 Highway 2 - Subdivision of land resulted in split Zone

Current



Proposed



Miller Road - Housekeeping Issue

Current



Proposed



1286 Highway 2, Lantz - Subdivision and Consolidation of Land

Current



Proposed



3 Barneys Lane - Housekeeping Amendment to the WG Zone

Current



Proposed



STRATEGIC ALIGNMENT

Amendments to the East Hants Official Community Plan aligns with Council Strategic goal to build strong communities by “Ensure[ing] the East Hants official community plan is effective in managing changes in the community, reducing land use conflict and protecting both natural resources and community character.”

LEGISLATIVE AUTHORITY

The Municipality has Legislative Authority to create land use policies and regulations under Part 8 of the Municipal Government Act.

FINANCIAL CONSIDERATIONS

The Community Plan Update has been budgeted for in the Municipal Budget.