



**Marchand/Powell
MPS & LUB Mapping Amendments
East Uniacke Road**

Public Hearing
February 22, 2023

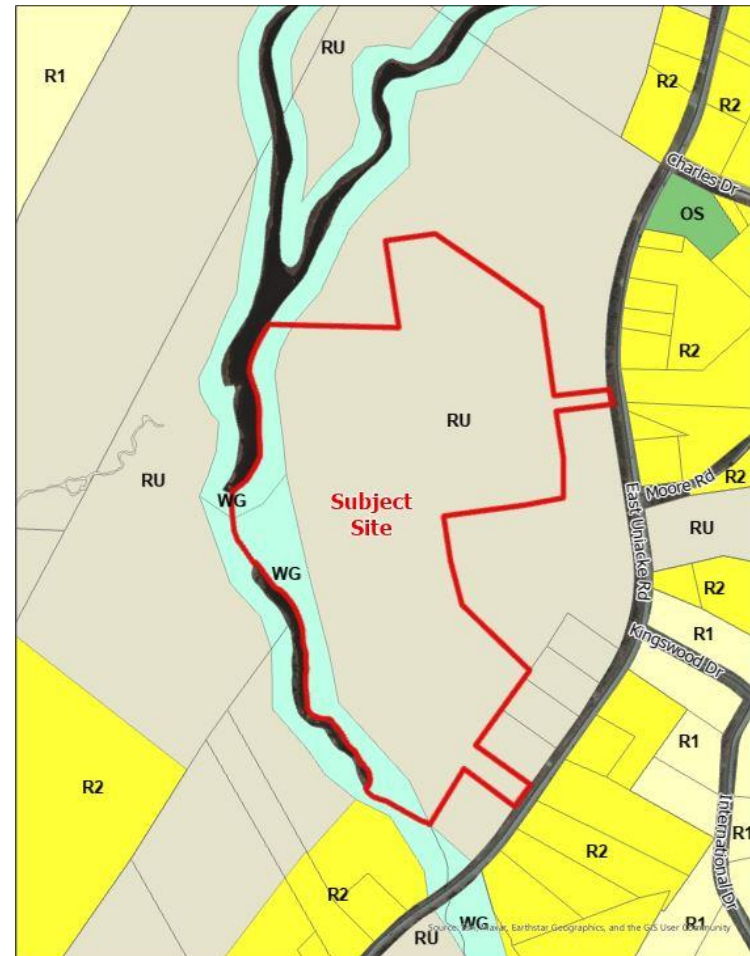
Planning & Development



EAST HANTS

Subject Property

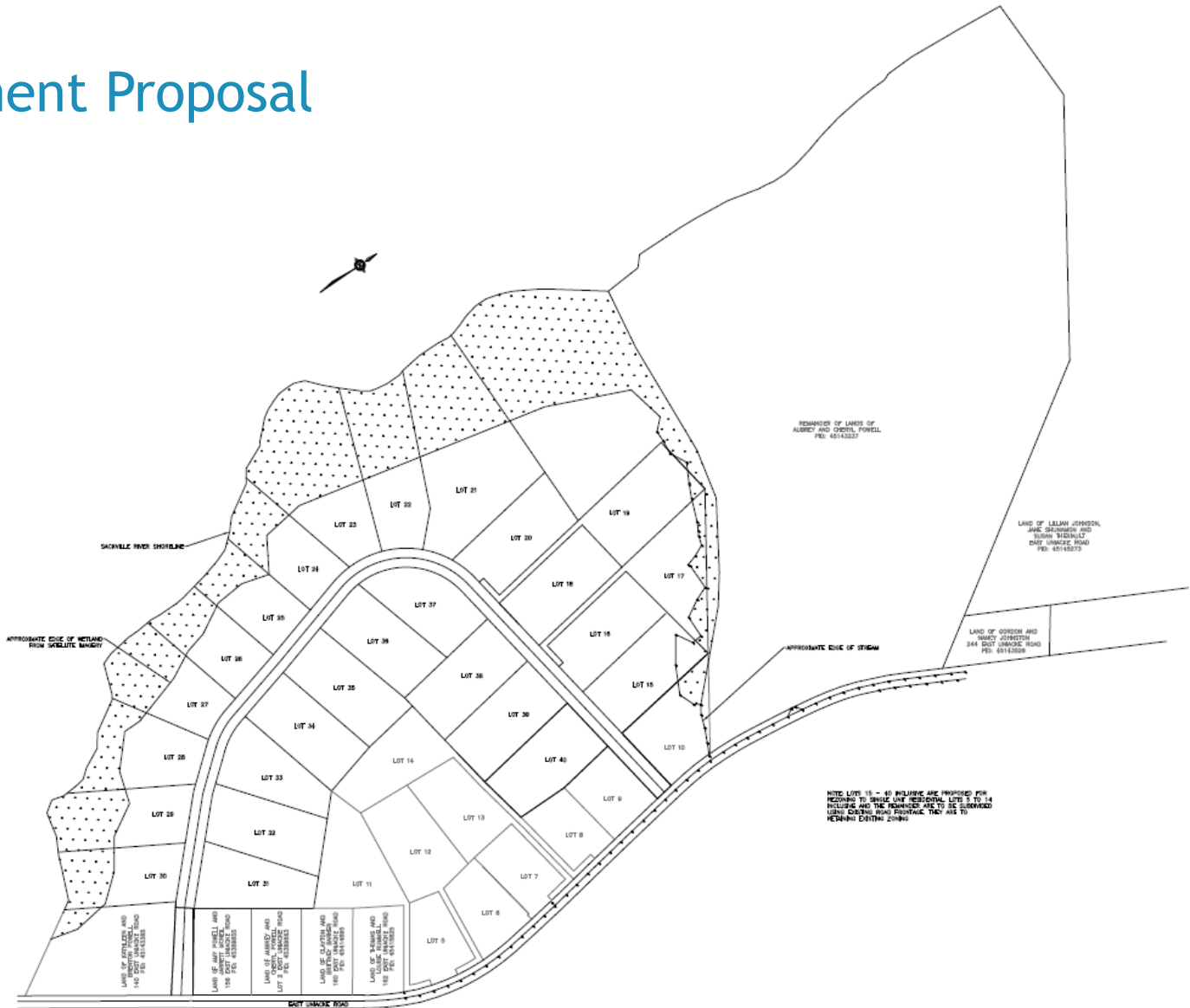
- Subject property (PID 45143237) is accessed via the East Uniacke Road
- The forested property totals 37.4 Ha
 - Subject portion totals 22.2Ha
- Zoning is Rural Use (RU) Zone and Water Course Greenbelt (WG) Zone
- Designated Rural Use (RU) in the Generalized Future Land Use Map (GFLUM)



Development Proposal

- Change the designation from Rural Use (RU) to Established Residential Neighbourhood (ER)
- Change the zone from Rural Use (RU) Zone to Established Residential Neighbourhood (R1) Zone
- The purpose of the application is to enable the development of a low density residential subdivision
- The concept plan contains 26 potential new lots (35 lots total)
- Detailed layout including open space will be submitted with a subdivision application

Development Proposal



Policy Analysis

- The Mount Uniacke Growth Management Area is unique in that it enables development based on on-site sewage and water service
- 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
- Staff referred 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

- The Uniacke & District Volunteer Fire Department commented that they have no concerns regarding the proposed development in terms of providing fire service to the area.
- Nova Scotia Public Works stated there are no traffic impact concerns with the proposed additional residential lots accessing East Uniacke Road via the future subdivision roads.
- The Sackville Rivers Association provided comments stating items they would like to see regarding the proposed development and the protection of the river including retaining the WG Zone, public access to the river, and sedimentation erosion control during construction
- East Hants Infrastructure & Operations provided comments stating all proposed roads will have to be designed in accordance with Municipal Standards and a stormwater management plan will be required.

Policy Analysis

- Strum Consulting was engaged to conduct a Level I ground water study for the proposed development. The study states a Level II study is recommended; however, it also suggests that drilled wells are expected to be satisfactory to provide an adequate yield of water of acceptable quality for the development. The study has been provided for Council's review.
- East Hants Parks and Recreation department commented on the proposal in relation to the open space contribution and value of the lots. The details regarding the open space contribution would be determined at the subdivision stage.

Citizen Engagement

- An advertisement outlining the proposal and indicating that it is under review by staff was placed in the July 27, 2022 edition of the *Chronicle Herald*
- As part of the review process for MPS amendments, a Public Information Meeting (PIM) was required to hear input from the community
- A letter was mailed to all property owners within 300 metres of the subject property indicating the date and time of the PIM
- A notice of the PIM was also placed in the *Chronicle Herald* on August 29, 2022

Citizen Engagement

The PIM was held on September 6, 2022 at the Mount Uniacke Legion. There were 26 people in attendance including three Councillors. The following comments were noted:

- Concerns regarding the state of the East Uniacke Road and who will be responsible for repairs to the road
- Concerns regarding the speed of traffic on the East Uniacke Road
- Questions asked about the Watercourse Greenbelt (WG) Zone and whether that zone would be retained
- Residents would like to see a Traffic Impact Study conducted
- Representative from the Sackville Rivers Association in attendance provided a list of items they would like addressed.

Citizen Engagement

- Following First Reading, a questionnaire was mailed to all property owners within 300m of the site. 57 questionnaires were sent out and eight (8) were returned. The following comments were made:
 - Concerns regarding the state of the East Uniacke Road in terms of speed of traffic on the road, and lack of maintenance. After correspondence with Nova Scotia Public Works, they are not requiring a traffic impact study be conducted by the applicant for this road.
 - Concern for wildlife in the area
 - Concerns for potential flooding during construction
 - Concerns regarding water supply and water quality
 - Comments regarding the use of hockey stick lots in the concept plan
- Notice of the Public Hearing was mailed to all property owners within 300m indicating the date and time of the hearing.

Conclusion

- Staff have reviewed the proposal to change the subject property to the Established Residential Neighbourhood (ER) Designation and Established Residential Neighbourhood (R1) Zone.
- The proposed amendments were evaluated using all applicable policies in the Municipal Planning Strategy.
- Staff are recommending approval of this application

