

**Ramar Developments Ltd.
MPS & LUB Mapping Amendments
East Uniacke Road**

Planning Advisory Committee

February 14, 2023

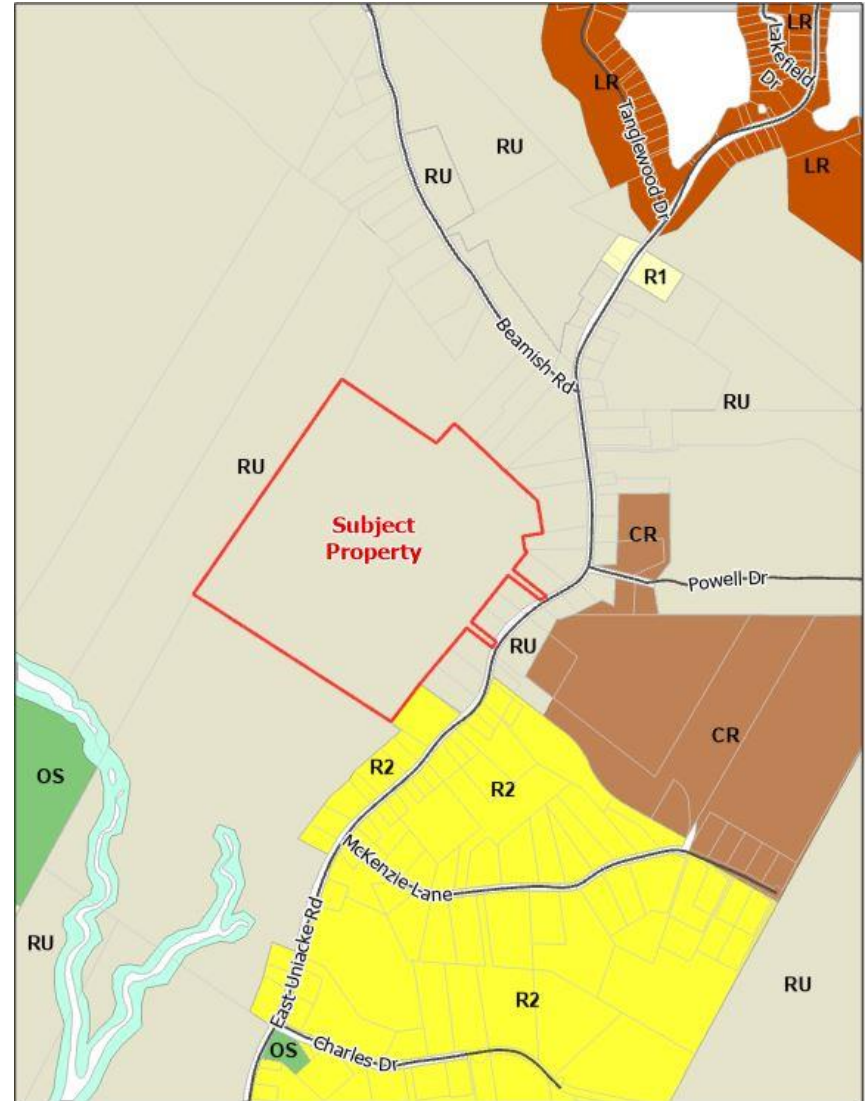
Planning & Development



EAST HANTS

Subject Property

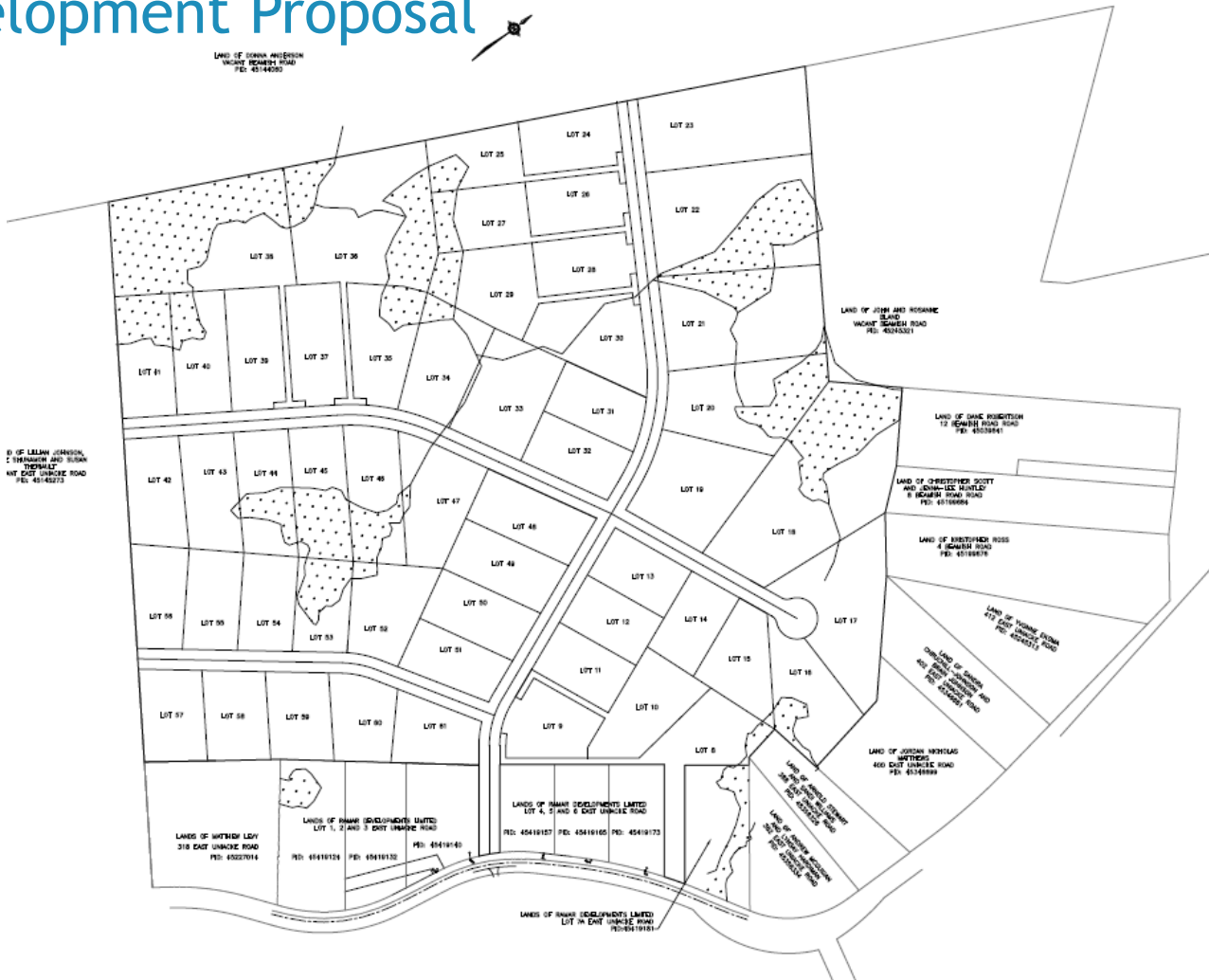
- Subject property (PID 45157054) is accessed via the East Uniacke Road
- Zoning is Rural Use (RU) Zone
- Designated Rural Use (RU) in the Generalized Future Land Use Map (GFLUM)
- The forested property totals 42.2 Ha



Development Proposal

- Change the designation from Rural Use (RU) to Country Residential (CR)
- Change the zone from Rural Use (RU) Zone to Country Residential (CR) Zone
- Application is to enable the development of a low density residential subdivision
- The concept plan shown contains 54 potential new lots
- Detailed layout including open space will be submitted with a subdivision application
- Plan is a concept only and staff may request the applicant to amend the site layout after the concept plan has been reviewed

Development Proposal



Policy Analysis

- 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 Country Residential Designation, 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

- Policy RR5 of the MPS relates to the establishment of new Country Residential (CR) designations.
- Policy looks at the protection of rural landscapes and that the establishment of new CR lands does not lead to continuous low-density developments in the area.
- This development is adjacent to other Rural Use (RU) and Two-Unit Residential (R2) zoned lands which allows for a range of housing types. Although the property is outside of the Mount Uniacke Growth Management Area, staff have identified that this development is not anticipated to generate sprawl in the area.
- Policy also looks at the ability to provide “soft services”, recreation and open space opportunities, and the adequacy of transportation routes.

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 road. Any future development on the adjacent property (PID 45145273) will require evaluation of traffic impacts for both properties.
- East Hants Infrastructure & Operations provided comments regarding the road layout and that all proposed roads shall be designed in accordance with the Municipal Standards. This will be addressed at the time of a subdivision application.

Policy Analysis

- East Hants Parks and Recreation department commented on the proposal in relation to the open space contribution and value of the lots. This would be conducted at the subdivision stage.
- 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.

Citizen Engagement

- An advertisement outlining the proposal and indicating that it is under review by staff was placed in the *Chronicle Herald* on June 22, 2022
- As part of the review process for MPS amendments, a PIM was required to hear input from the community
- A letter was mailed to all property owners within 800 metres of the subject property indicating the time and date 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 with 26 people attending, including three Councillors.

Comments regarding the proposal were as followed:

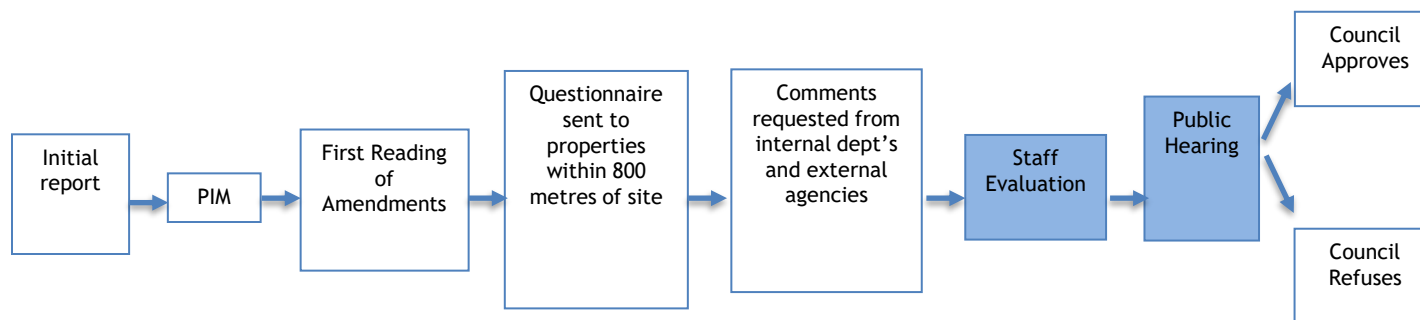
- Residents would like to see the hydrogeological study and would like to know what happens if someone's well dries up because of the development
- Discussion surrounding the minimum lot sizes proposed
- Discussion on the meaning of low-density housing
- Comments on the pressure on the East Uniacke Road
- Residents would like to see a Traffic Impact Study undertaken for the East Uniacke Road

Citizen Engagement

- Following First Reading, a questionnaire was mailed to all property owners within 800m of the site. 130 questionnaires were mailed and nine (9) were returned. The following comments were made:
 - Concerns regarding the state of East Uniacke Road in terms of maintenance, lack of street lights, and speed of traffic.
 - Questions regarding how this development will impact taxes
 - Questions regarding water capacity and water quality

Conclusion

- Staff reviewed the proposal to change the subject property to the Country Residential (CR) Designation and Country Residential (CR) Zone
- The proposed amendments were evaluated using all applicable policies in the Municipal Planning Strategy
- Staff are recommending approval of the application



Recommendation

That Planning Advisory Committee recommend that Council give Second Reading and approve the application.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Give Second Reading and approve the proposal for PID 45157054 to change the designation and zone from Rural Use (RU) to Country Residential (CR).*