



M&M Developments Ltd. MPS & LUB Mapping Amendments

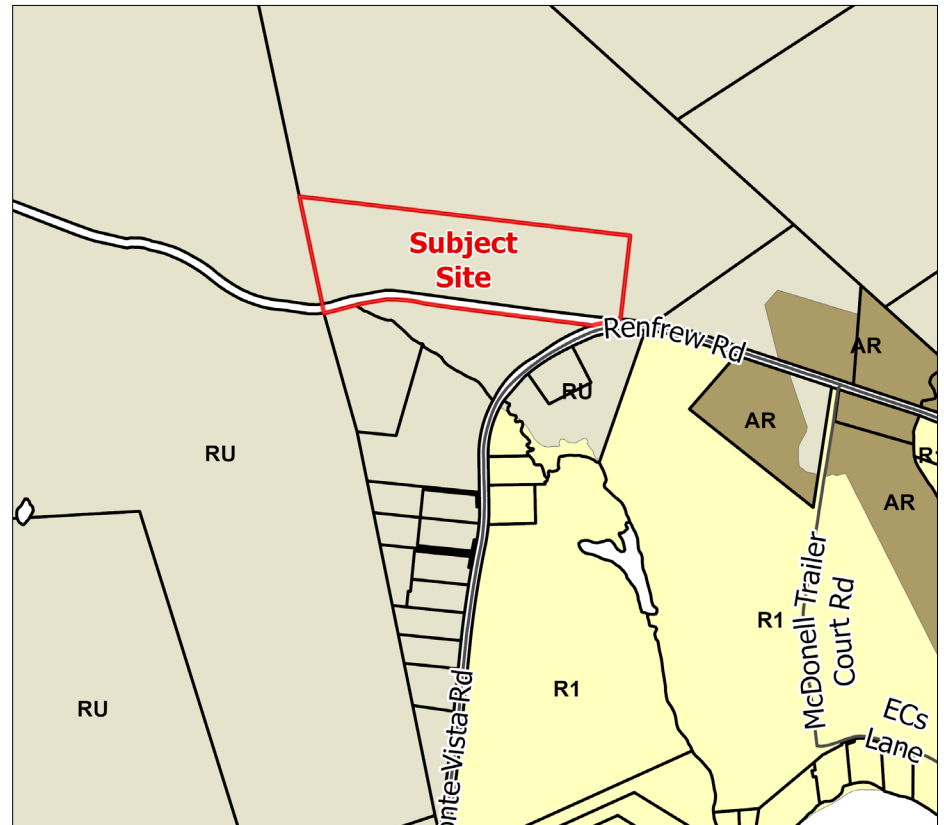
Public Information Meeting
March 7, 2023



EAST HANTS

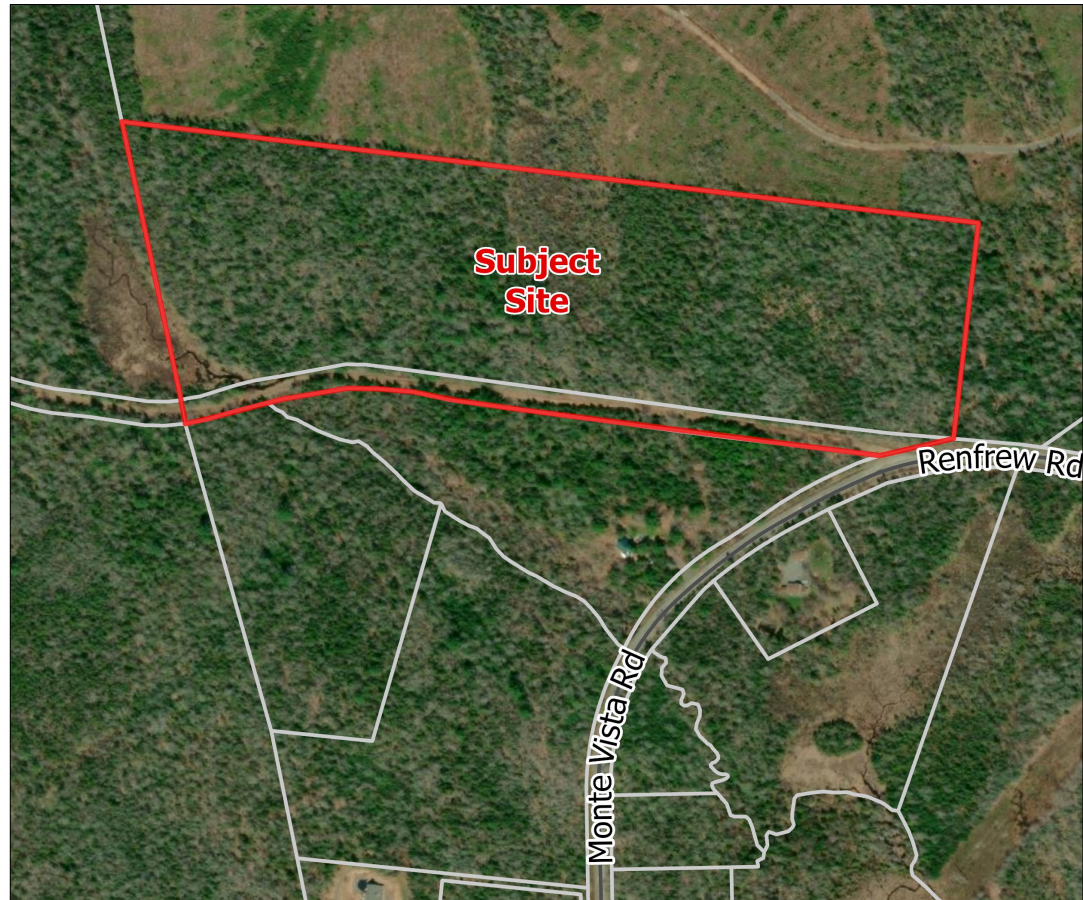
Subject Property

- Subject property (PID 45157054) is accessed via Monte Vista Road and Renfrew Road, Enfield.
- Zoning is Rural Use (RU) Zone.
- Designated Rural Use (RU) in the Generalized Future Land Use Map (GFLUM).
- The wooded property totals approximately 12.7 hectares in size.



Subject Property

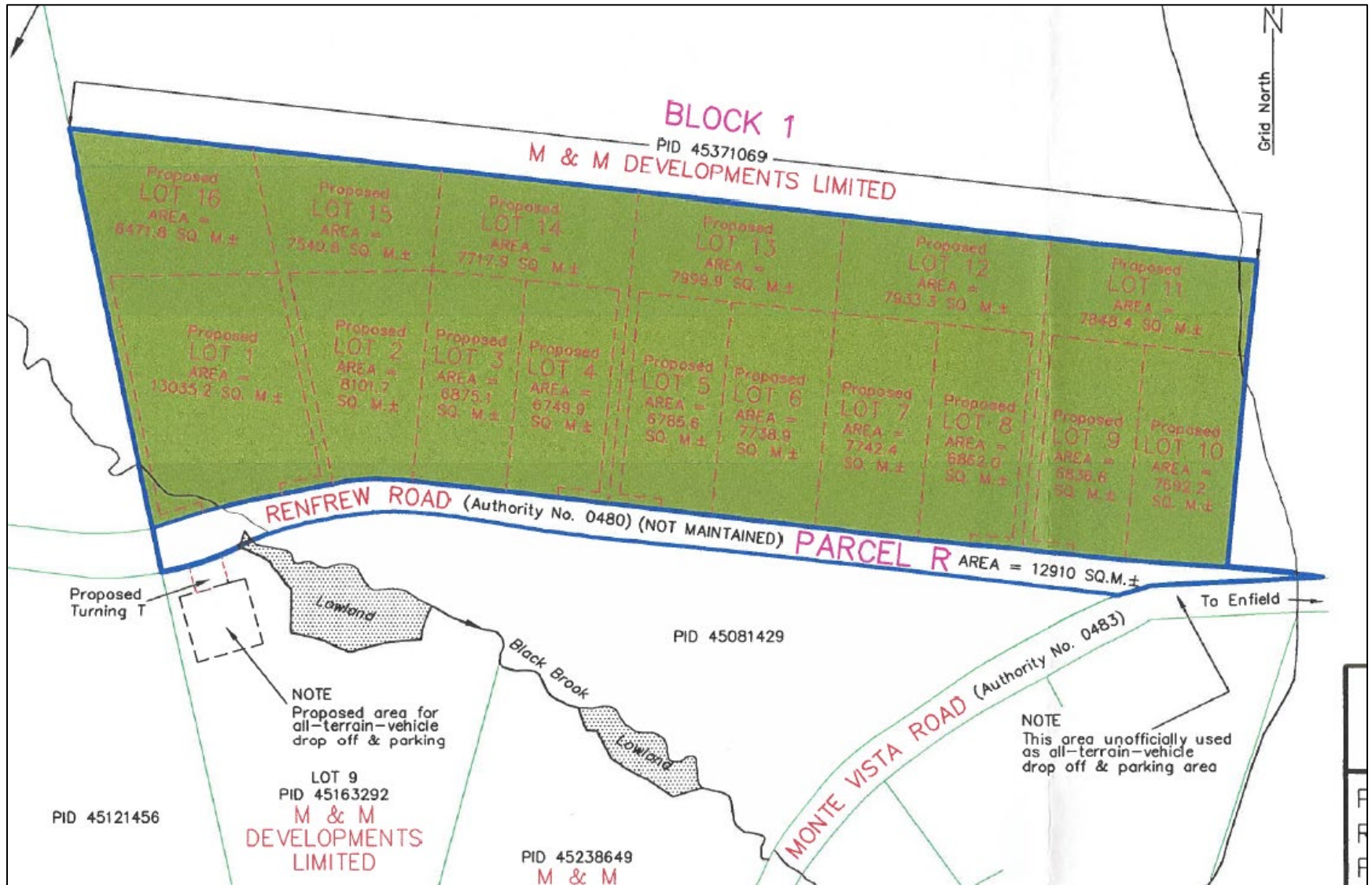
- Along the southern edge of the property is an existing unmaintained K-Class Road.



Development Proposal

- Change the designation from Rural Use (RU) to Country Residential (CR) Designation.
- 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 plan submitted is a concept only and shows 16 potential single unit residential lots.
- Detailed layout including open space will be submitted with a subdivision application.

Development Proposal



Policy Analysis

- The Rural Use (RU) Zone does not allow new roads to be constructed. As a result, the property will have to be redesignated and rezoned to enable the development.
 - The intent of this policy is to enable Council to consider the impact of new rural subdivisions.
- Comments on the application has been requested from NS Department of Public Works, NS Department of Environment and Climate Change, the RCMP, the Enfield Volunteer Fire Department, and internal municipal departments.
- A hydrogeological study will be required to enable Council to consider the adequacy of the site to provide drinking water. This study has been requested.
- Council's decision on this application is not appealable to the NSUARB as it involves an amendment to the MPS.

Policy Analysis

- The portion of Renfrew Road that the site abuts is an unmaintained K-Class Road. This unmaintained K Class road (extension of Renfrew) will need to be upgraded to a municipal standard for paved or unpaved road.
- The applicant has indicated they have been informed there exists a problem with existing parking at the intersection of Monte Vista Road and Renfrew Road. People have been using this area to park their vehicle and off-highway recreational vehicles.
 - The developer wishes to alleviate the parking issue by proposing a parking/off-loading area to the western end of Renfrew Road on other lands they own - PID 45163292.

Citizen Engagement

- An advertisement outlining the proposal and indicating that it is under review by staff was placed in the *Chronicle Herald*
- As part of the review process for this application a Public Information Meeting (PIM) is required to hear input from the community
- To notify people about the PIM a letter was mailed to all property owners within 500 metres of the subject property indicating the time and date of the PIM. A notice was also placed in the Chronicle Herald.
- Following First Reading a questionnaire will be mailed out to nearby property owners asking for comments on the proposal. These comments will be provided to Planning Advisory Committee and Council with the final report from

