

**Abdul Habboush**  
**LUB Mapping Amendments**  
**Pinehill Drive**

Planning Advisory Committee

March 21, 2023

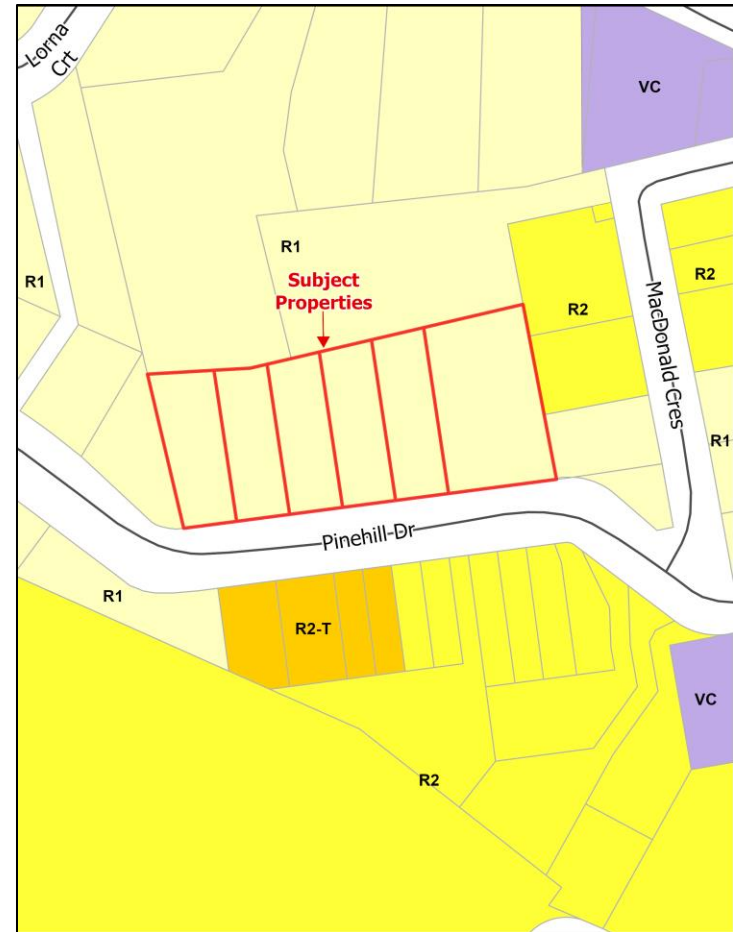
Planning & Development



**EAST HANTS**

## Subject Property

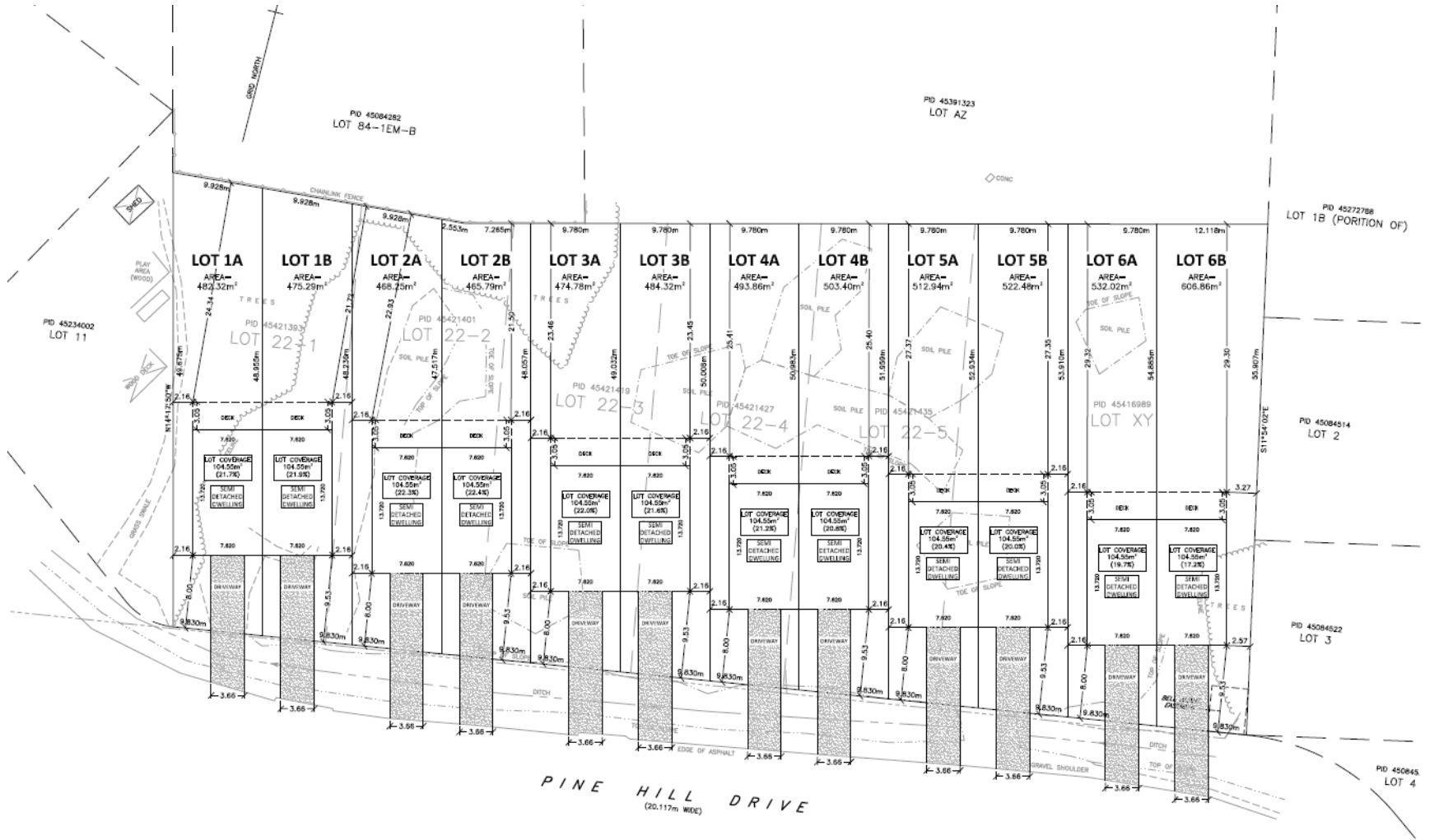
- Subject properties are located on Pinehill Drive
- Zoning is Established Residential Neighbourhood (R1) Zone
- Designated Established Residential Neighbourhood (ER) in the Generalized Future Land Use Map (GFLUM)
- The vacant properties total approximately 6022m<sup>2</sup>
- Properties are located within the South Corridor & Commercial Growth Management Area



## Development Proposal

- Change the zone from the Established Residential Neighbourhood (R1) Zone to the Two Dwelling Unit Residential (R2) Zone
- Application is to enable the development of semi-detached dwellings
- The applicant will be required to undertake property boundary adjustments in order to meet the R2 zone requirements as outlined in the Land Use Bylaw
- The minimum frontage requirement for an R2 lot is 18 metres. The site plan indicates after the adjustments have been completed that each lot will meet the minimum 18 metres lot frontage requirement

# Development Proposal



## Policy Analysis

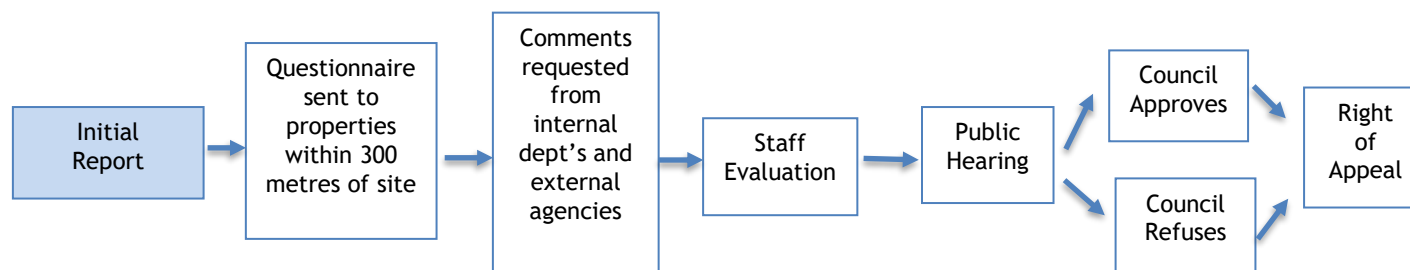
- Staff will refer to MPS polices associated with the South Corridor & Commercial Growth Management Area, Established Residential Neighbourhood (ER) Designation, as well as general policies related to amending the Land Use Bylaw
- Policy RD24 allows Council to consider rezoning from R1 to R2
- Policies IM17 - IM25 outline the criteria for amending the LUB
- Council's decision on this application is appealable to the NSUARB as it does not involve an amendment to the MPS

## Citizen Engagement

- An advertisement outlining the proposal and indicating that it is under review by staff will be placed in an upcoming edition of the *Chronicle Herald*
- A Public Information Meeting is not required as this application does not involve amendments to the Municipal Planning Strategy mapping.
- Following First Reading, a letter and questionnaire will be mailed to all property owners within 300m of the subject properties to allow residents an opportunity to comment on the application

## Conclusion

- Staff will continue to review the proposal to change the subject property to the Two-Dwelling Unit Residential (R2) 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 Planning Advisory Committee recommend that Council give First Reading and authorize staff to schedule a Public Hearing.

## Recommended Motion

*Planning Advisory Committee recommends that Council:*

- *Give First Reading to rezone properties identified as PIDs 45416989, 45421435, 45421427, 45421419, 45421401, and 45421393 located on Pinehill Drive from the Established Residential Neighbourhood (R1) Zone to the Two Dwelling Unit Residential (R2) Zone; and authorize staff to schedule a Public Hearing.*