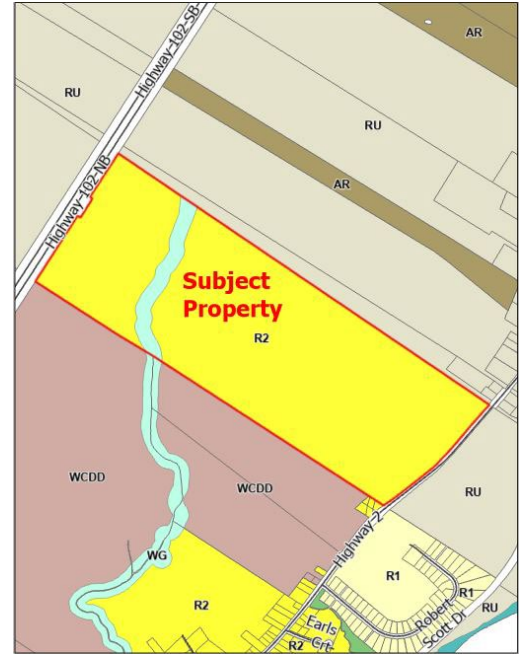
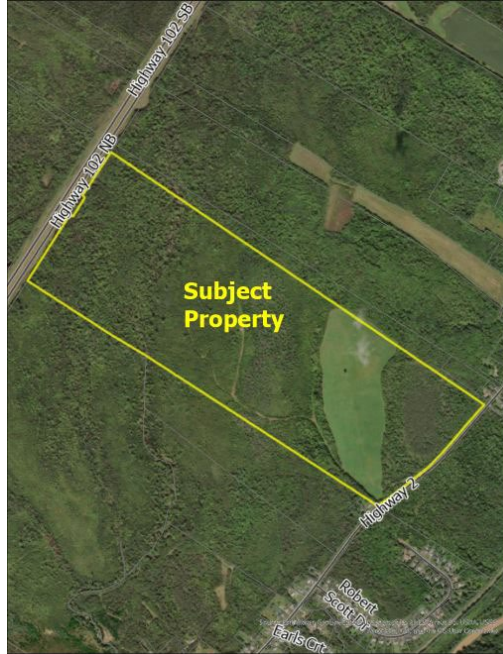


PROPOSAL INFORMATION - PLN21-009

Applicant: FH Development Group Inc.

Request: Proposed mapping amendments to redesignate and rezone property identified as PID 45089802, located on Highway 2, Milford, to Walkable Comprehensive Development District (WCDD) designation and zone and to enter into a development agreement for a mixed-use neighbourhood including a mixture of low, medium and higher density residential and commercial development.

Subject Property: The subject property (PID 45089802) is located off Highway 2, Milford and is shown on the subject property map. The total area of the subject property is approximately 111 ha (275 acres).



The property is zoned Two Dwelling Unit Residential (R2) Zone. Adjacent property uses and zones include the Armco Capital Inc. lands to the west which are zoned Walkable Comprehensive Development District (WCDD) Zone, these lands also have an existing

development agreement registered on them for a master planned community. To the east and south are lands zoned Rural Use (RU), which are undeveloped and are not located in the South Corridor and Commercial Growth Management Area. To the north is Highway 102. The subject property is located at the northern end of the boundary in which Municipal services are available.

Details: The purpose of this application is to amend the Municipal Planning Strategy and Land Use Bylaw and to enter into a development agreement for a mixed use neighbourhood including residential development, open space, and commercial uses. As part of the initial concept plan, the applicant is proposing 365 single unit dwellings, 164 semi-detached dwellings, 184 townhouse dwellings, and 762 multiple unit dwelling units. Commercial uses are proposed to be located adjacent to Highway 2.

Walkable aspects of the development include sidewalks, trails, and an active transportation route, which will connect with adjoining lands. Three parks are proposed, one in each phase of the proposed development. Amendments to the concept plan may be made as the application process moves forward.

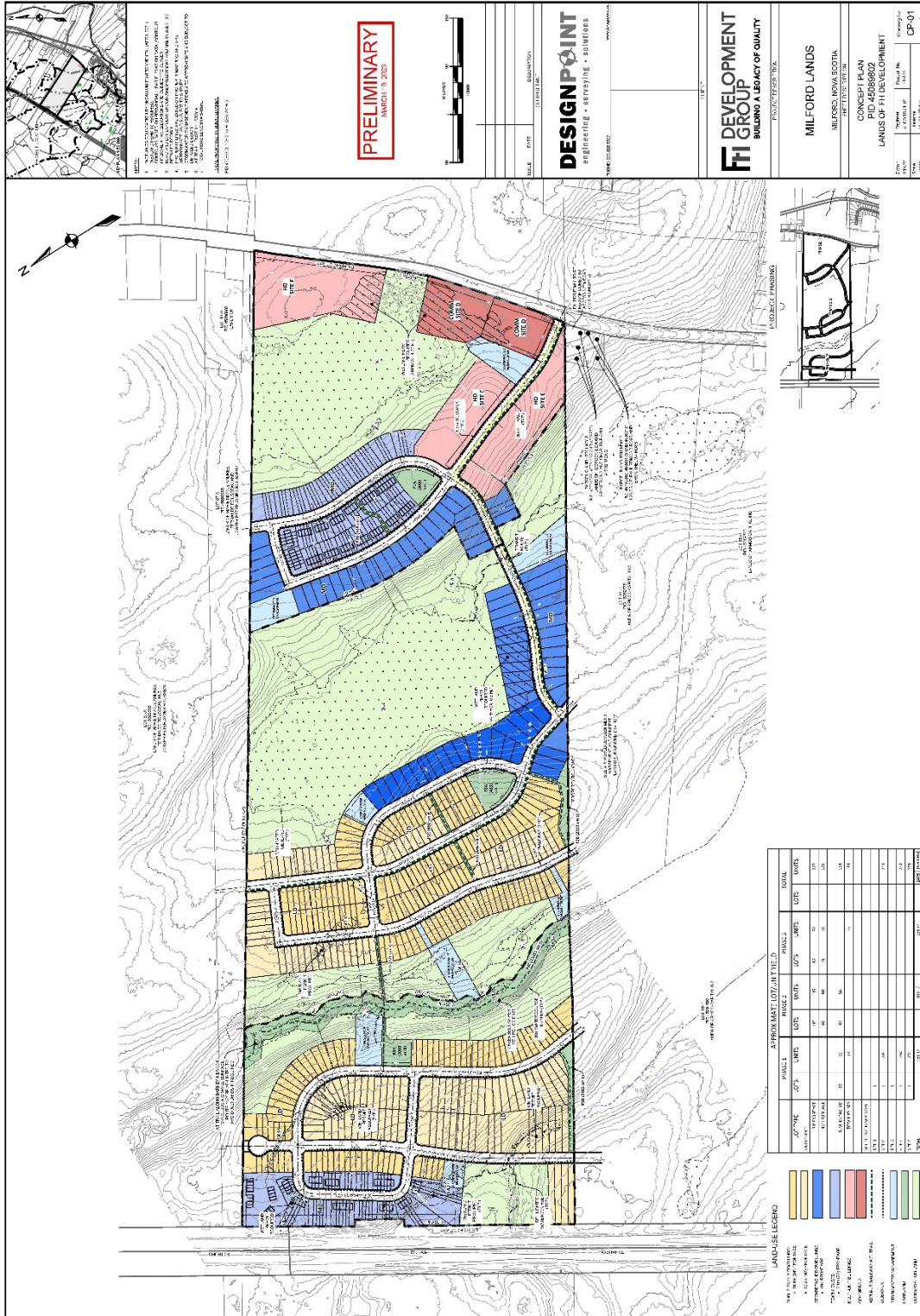
To keep up-to-date on the application and for further information on the proposal, including staff reports, please visit easthants.ca/planning-applications.

Community:
Milford

Current Generalized Future Land Use Designation:
Established Residential Neighbourhood (ER) Designation

Current Zone:
Two Dwelling Unit Residential (R2) Zone

CONCEPT PLAN - PLN21-009



For further information, please contact Debbie Uloth, Project Planner, 902-883-6128, duloth@easthants.ca or visit easthants.ca/planning-applications

