

Stillman Onsite Inc.
MPS & LUB Mapping Amendments
Highway 2, Milford

Planning Advisory Committee

May 9, 2023

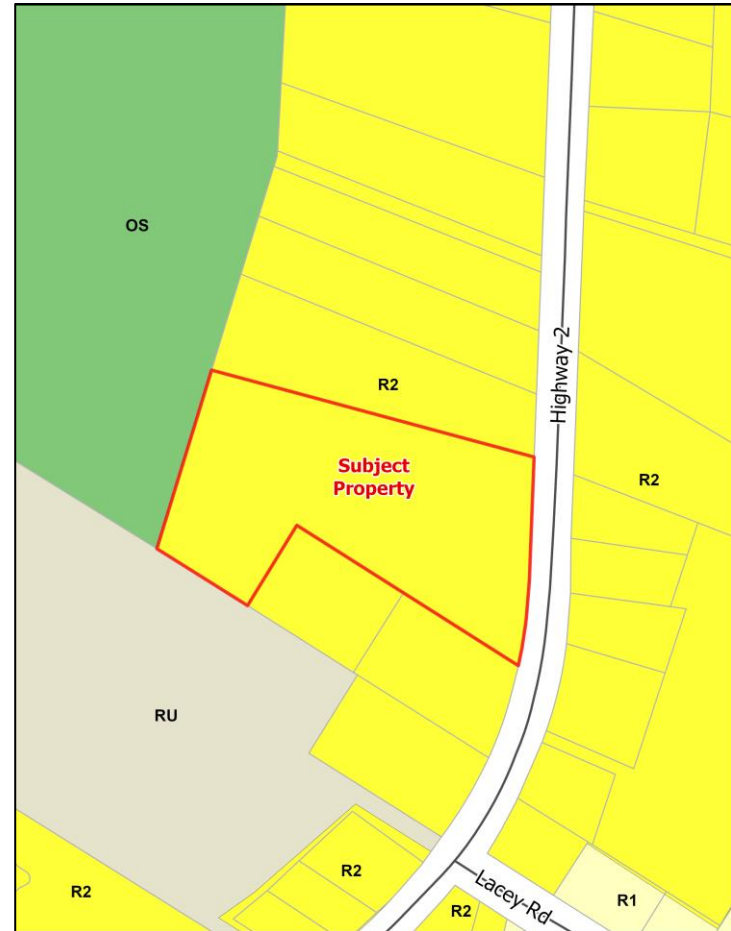
Planning & Development



EAST HANTS

Subject Property

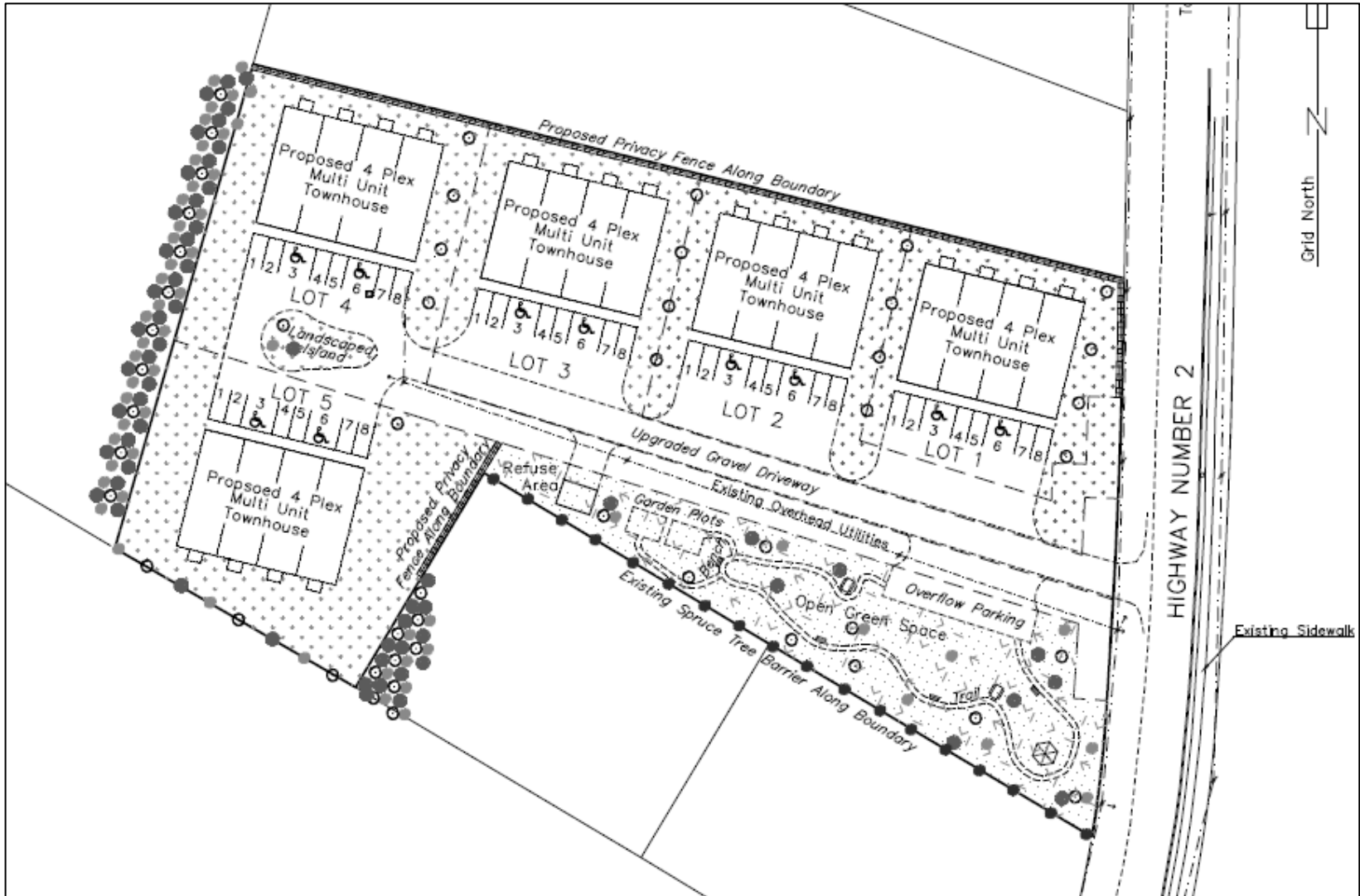
- Subject property (PID 45091519) is accessed via Highway 2, Milford
- The property totals 1.4 Ha (3.54 acres)
- Zoning is Two Dwelling Unit Residential (R2) Zone
- Designated Established Residential Neighbourhood (ER) in the Generalized Future Land Use Map (GFLUM)
- Located in the Milford Growth Management Area



Development Proposal

- Change the designation from Established Residential Neighbourhood (ER) to Medium Density Residential Neighbourhood (MR)
- Change the zone from Two Dwelling Unit Residential (R2) Zone to the Townhouse (R2-T) Zone
- The purpose of the application is to enable a townhouse development
- The concept plan shows five (5) 4-unit townhouse developments
- Applicant has submitted a plan of subdivision to create four (4) new lots (5 total)

Development Proposal



Policy Analysis

- Staff will refer to MPS polices associated with the Milford Growth Management Area as well as general policies related to amending the MPS and the Land Use Bylaw (LUB)
- Policy RD28 outlines the criteria Council shall consider for expansions to the MR designation
- Policy IM10 states Council shall only consider private applications to amend the Strategy where said amendments are in the best interest of the Municipality
- Policy IM18 (b) states that Council shall consider the adequacy of the physical site conditions for water systems

Policy Analysis

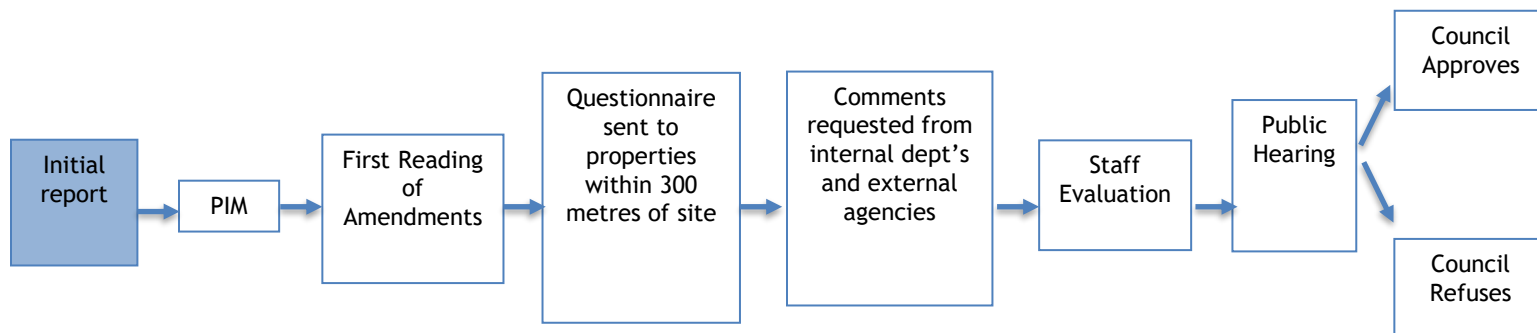
- Unless otherwise directed by PAC and Council, staff will be requesting the applicant undertake a hydrogeological study to enable Council to consider the adequacy of the site to provide drinking water and to review the well interference on existing uses in the area
- Council's decision on this application is not appealable to the NSUARB as it involves 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*
- As part of the review process for MPS amendments, a Public Information Meeting (PIM) is required to hear input from the community
- A letter will be mailed to all property owners within 300 metres of the subject property indicating the time and date of the PIM once it has been scheduled
- Residents will have an opportunity to ask questions to Staff at the PIM regarding the application

Conclusion

- Staff will continue to review the proposal to change the subject property to the Medium Density Residential (MR) Designation and Townhouse (R2-T) 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 authorize staff to schedule a Public Information Meeting.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *authorize staff to schedule a Public Information Meeting to consider a proposal for PID 45091519 to change the designation from Established Residential Neighbourhood (ER) designation to the Medium Density Residential Neighbourhood (MR) designation and the zone from Two Dwelling Unit Residential (R2) Zone to the Townhouse (R2-T) Zone.*