



Craig Langille.
MPS & LUB Mapping Amendments

Planning Advisory Committee
June 20, 2023

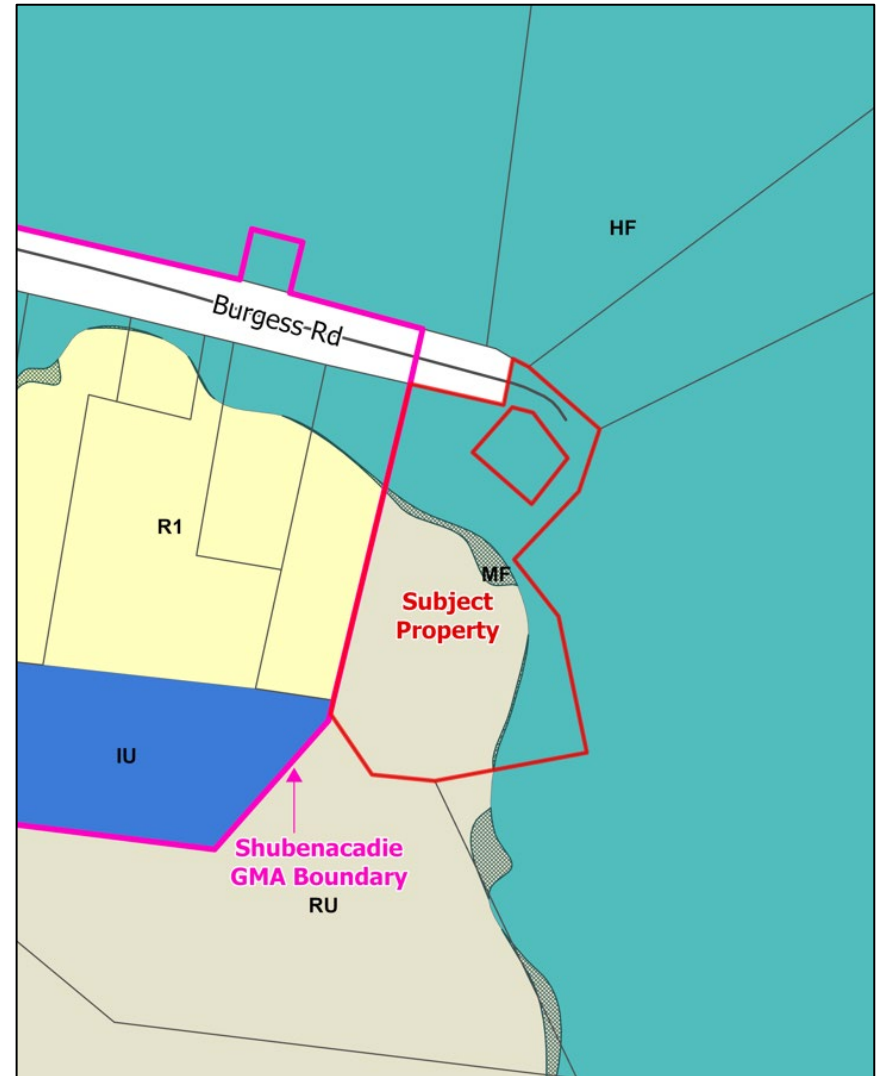
Planning & Development



EAST HANTS

Subject Property

- Subject property is located at 25 Burgess Road, Shubenacadie.
- Zoning on the property is Rural Use (RU) and High Risk Floodplain (HF). There is a small area of Moderate Risk Floodplain Overlay Zone.
- Designated High Risk Floodplain(HF) and Rural Use (RU) in the Generalized Future Land Use Map (GFLUM).
- Property is located outside the Shubenacadie Growth Management Area.



Subject Property

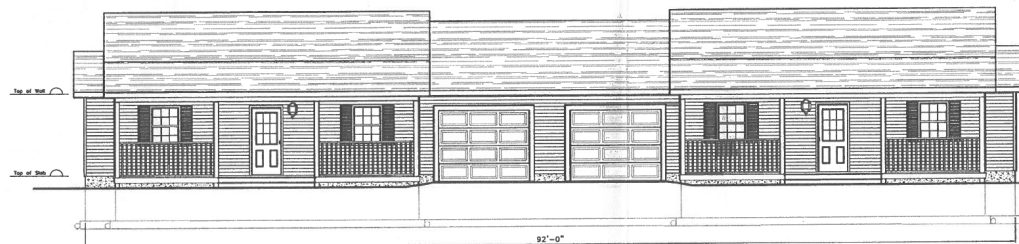
- There is an existing two-unit residential building located on the property which was constructed in 2019. Despite being outside the GMA this building has municipal piped services which is due to the historical servicing of a dwelling on the property.
- The property has approximately 47 metres of frontage on Burgess Road and is approximately 0.78 hectares (7800 sq.m) in size.
- Along the northern part of the property an easement is provided for access to PID 45214376 and 45095213. The property located within the subject property has frontage on the easement.



Development Proposal

- The applicant wants to construct an additional two-unit residential building. The applicant plans to subdivide his property to create an additional lot which would enable a new two-unit residential building.
- The Rural Use Zone permits two-unit residential buildings however the frontage for a RU lot is 30m minimum. The frontage requirement for a serviced R2 lot is 18m minimum.
- To enable the smaller lot frontage requirements for the R2 zoned lot, the property needs to be serviced by municipal water and wastewater. This would mean an amendment to the boundary of the Shubenacadie Growth Management Area to include the application property.

Concept elevation

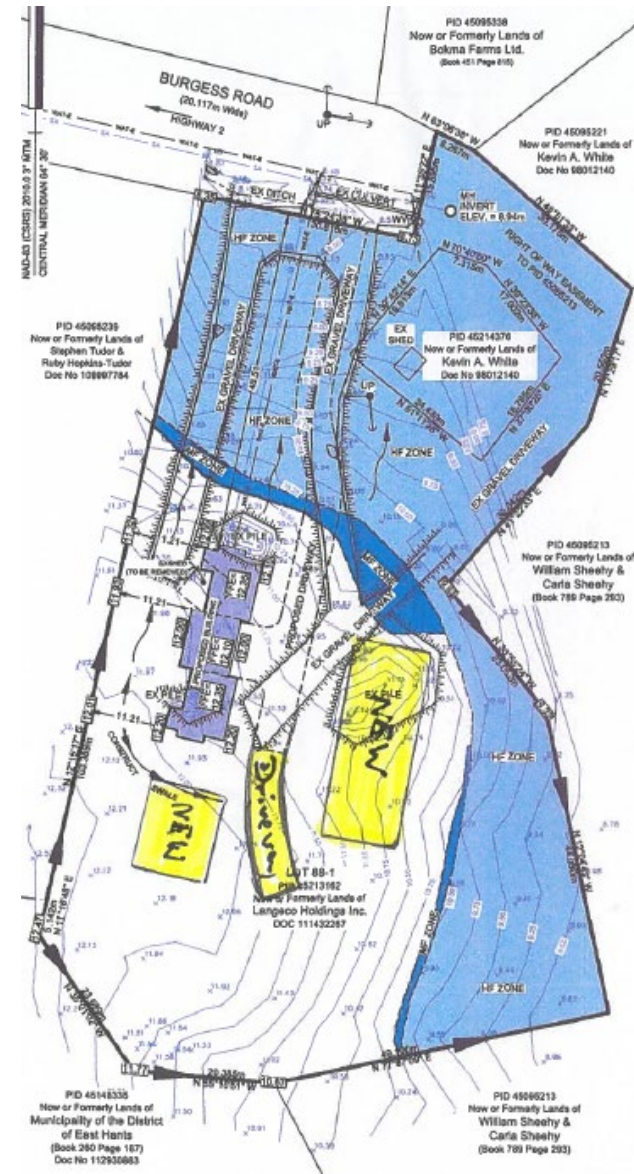


FRONT ELEVATION
Scale: 1/8" = 1'

Policy Analysis

This application proposes amendments to the Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB). Amendments include:

- Redesignate the property from Rural Use (RU) to Established Residential Neighbourhood Designation (ER).
- Rezone from Rural Use (RU) to Two Dwelling Unit Residential (R2).
- Amendments to the boundary of the Growth Management Area to include the application property - this will extend the serviceable boundary to include the application property.



Policy Analysis

- The Growth Management Area for Shubenacadie is the area where municipal water and wastewater services are available. The water and wastewater pipes extend outside the GMA along Burgess Road and across the frontage of the application property.
- Policy GM13. of the MPS indicates that Council shall establish the Shubenacadie Growth Management Area as the serviceable boundary for the community of Shubenacadie where Municipal water and wastewater services are available.
- Municipal piped services are already provided to the existing two-unit residential building on the property due to the historical servicing of a single unit dwelling located on that same property.

Policy Analysis

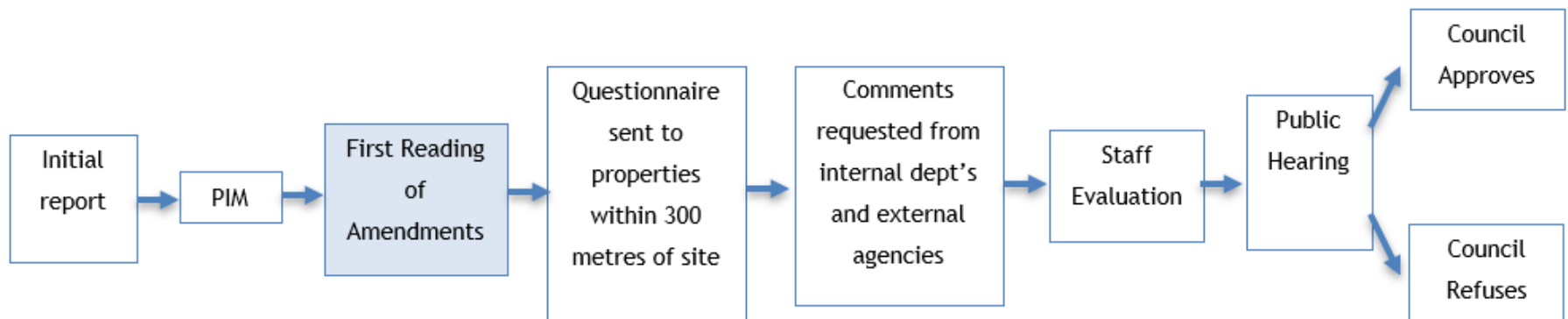
- Until the wastewater treatment facility is operational there is no capacity to service any additional units on the property. It is anticipated that the wastewater treatment facility will not be operational until early 2024.
- Policies relating to the expansion of the Growth Management Area and also general policies relating to MPS amendments ask whether the amendments are in the overall best interest of the Municipality. Staff will provide an analysis relating to these policies and all other relevant policies in the final staff report.
- Policy GM27 of the MPS relates to the expansion of the Growth Management Area.
- Council's decision on this application is not appealable to the Nova Scotia Utility and Review Board as it involves amendments to the MPS.

Citizen Engagement

- An advertisement outlining the proposal and indicating that it is under review by staff has been placed in 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.
 - The PIM was held on June 6th. One member of the public and three councilors were in attendance. No questions or comments were made.
- Following first reading questionnaires will be mailed to owners of property within 300 metres of the application site.

Conclusion

- Staff will continue to review the proposal.
- 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 first reading be given to the MPS and LUB amendments and that authorization be given to schedule a public hearing.

Recommended Motion

Planning Advisory Committee recommends that Council:

- Give first reading and authorize staff to schedule a public hearing to consider a proposal from Craig Langille to amend the designation and zone of the subject property; and to extend the Shubenacadie GMA.