

***FH Development Group Inc Application:  
Master Planned Community***

Planning Advisory Committee

Planning and Development Department

June 20, 2023



**EAST HANTS**

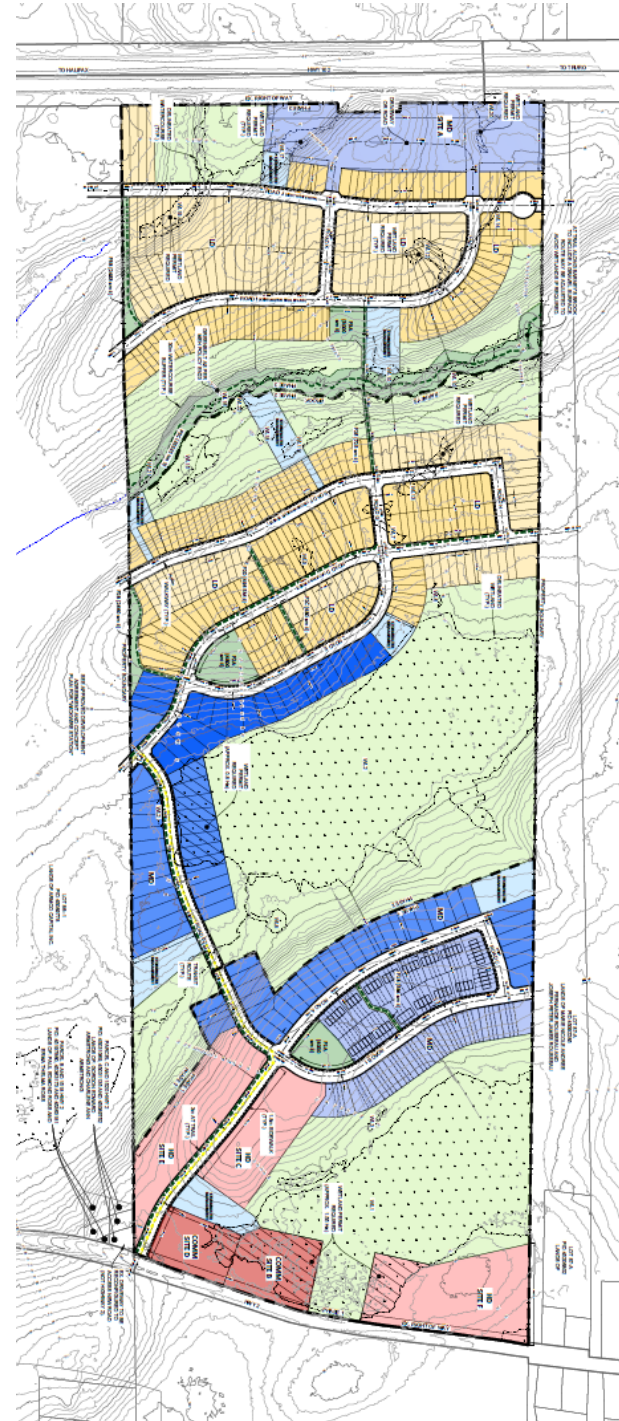
## Subject Property

- **Applicant:** FH Development Group Inc.
- **Location:** PID 45089802, Highway 2, Milford. Last property in the northern end of the South Corridor and Commercial Growth Management Area.
- **Subject Property Size:** 111 ha
- **Proposal:** To amend the Municipal Planning Strategy and Land Use Bylaw and to enter into a development agreement for a mixed use master planned neighbourhood including a mixture of low, medium and higher density residential development; open space; and commercial uses.



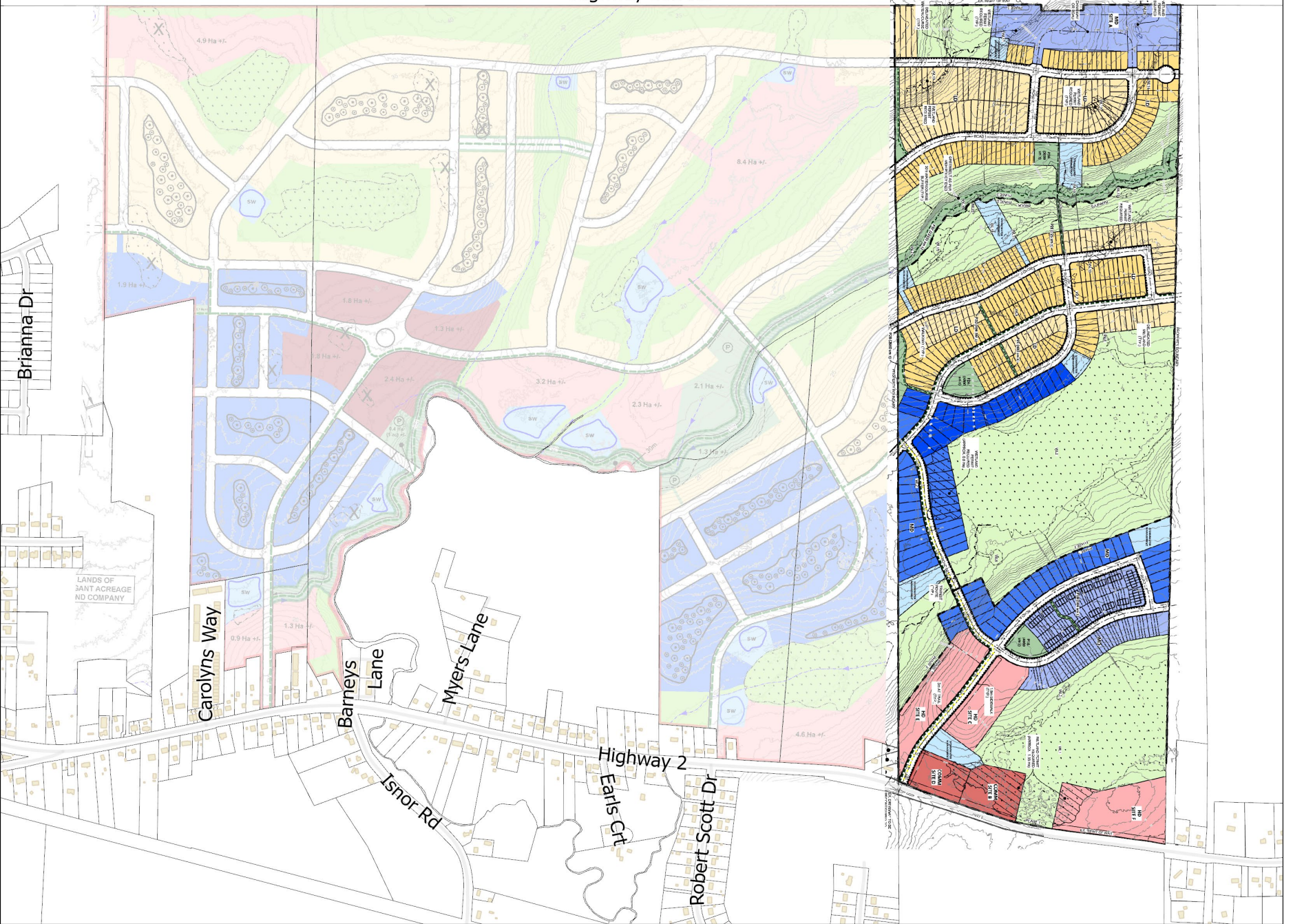
# Development Proposal

- Approximate Total Residential Units: 1,500
- Single Units Dwellings: 365
- Two Unit Dwellings: 164
- Townhouse Units: 236
- Multiple Unit Building Dwelling Units: 690
- Commercial Lands
- Open Space and Trails
- Conservation Lands
- Stormwater Management Areas





Highway 102 SB Highway 102 NB





# Development Proposal Sample - Commercial Areas





# Development Proposal - Sample Mixed Use Site





# Development Proposal - Higher Density Residential



## Policy Analysis

- The planning application has two parts, the mapping amendments and the development agreement both parts of the application will be processed simultaneously; however, the development agreement will be contingent on the MPS and LUB mapping amendments being approved.
- Council’s Policy Goal of the Walkable Comprehensive Development District is to *“establish an avenue for the consideration of relatively large scale mixed use and phased development proposals using the Comprehensive Development District tool. These developments should create a development conducive to active transportation through human-scaled developments designed to create visual interest at street level. Developments are also permitted and encouraged to use creativity through alternative roadway standards and new urbanism development principles.”*
- Staff have requested comments from internal departments and external agencies.



## Reviewing Agencies

- **Nova Scotia Public Works:** A Traffic Impact Study has been completed for the proposed development. NSPW is reviewing the study. A northbound left turn lane from Highway 2 into the development is required. The study also recommends lowering the Highway 2 speed limit by shifting the existing speed transition zone from Robert Scott Drive, northward, to beyond the South Corridor and Commercial Growth Management Area. This would lower the speed limit to 60 km/h in the study area. In addition, the Study also recommends that Nova Scotia Public Works begins long-term transportation planning for the Corridor.
- **RCMP:** has concerns with traffic in general in the Corridor from the continued growth of the community. These concerns have been forwarded to Nova Scotia Public Works for their consideration.

## Reviewing Agencies Continued

- **Chignecto Regional Centre for Education:** The Director of Operational Services has indicated that the proposed development does have the potential to impact schools in the area and while there is capacity currently in the schools, this potential development, along with the current growth will increase the schools towards capacity, and will require additional supporting elements (staff, space and resources).
- He further states that the Chignecto Regional Centre for Education will consider this information to supplement their planning tools as they evaluate the capacity/utilization during their planning process.
- Planning staff have offered to meet with the Centre for Education to discuss expected population growth.



## Reviewing Agencies Continued

- **Parks, Recreation and Culture Department:** has reviewed the application and has provided FH Development Group Inc. with their comments. The walkways in between blocks are not part of the open space calculations, they are an infrastructure requirement under the Subdivision Bylaw. PRC has also requested that the size of the park in phase 1 be increased from 4000 m<sup>2</sup> to 4950 m<sup>2</sup>, to provide park space to the approximately 2,160 residents (864 dwelling units x 2.5 people per unit) who could potentially live in Phase 1 of the proposed development.
- **Economic and Development:** staff have provided feedback to the consultant regarding the proposed commercial development.

## Reviewing Agencies Continued

- **Infrastructure and Operations:** In addition to the standard comments regarding servicing, I&O indicated that traffic calming measures would be required throughout the development. No more than 300 dwelling units would be permitted before a second public road to service the development would be required. Water and sewer servicing will be subject to available capacity at the time of tentative subdivision approval.
- To date, Nova Scotia Environment and Climate Change have not provided comments.



## Citizen Engagement

- An advertisement outlining the application and indicating that it had been received and was under review by staff was placed in the *Chronicle Herald*.
- An open house and public information meeting (PIM) was held on May 3, 2023. Meeting notes have been included in the staff report.
- If Council gives first reading to the application staff will mail questionnaires to property owners within 300 m of the subject lands.
- Results will be provided in the following staff report.

## Recommendation

- That Planning Advisory Committee recommends that Council give first reading to the MPS and LUB mapping amendments and initial consideration of the development agreement and authorize staff to schedule a public hearing.

## Recommended Motion

- *Planning Advisory Committee recommends that Council:*
- *give first reading to an application from FH Development Group Inc. to amend the MPS and LUB by changing the land use designation and zone of PID 45089802 to Walkable Comprehensive Development District (WCDD) and give initial consideration to entering into a development agreement to permit a mixed use master planned development.*