

**Siravista Developments Ltd.
LUB Mapping Amendments
Pinehill Drive**

Planning Advisory Committee

July 18, 2023

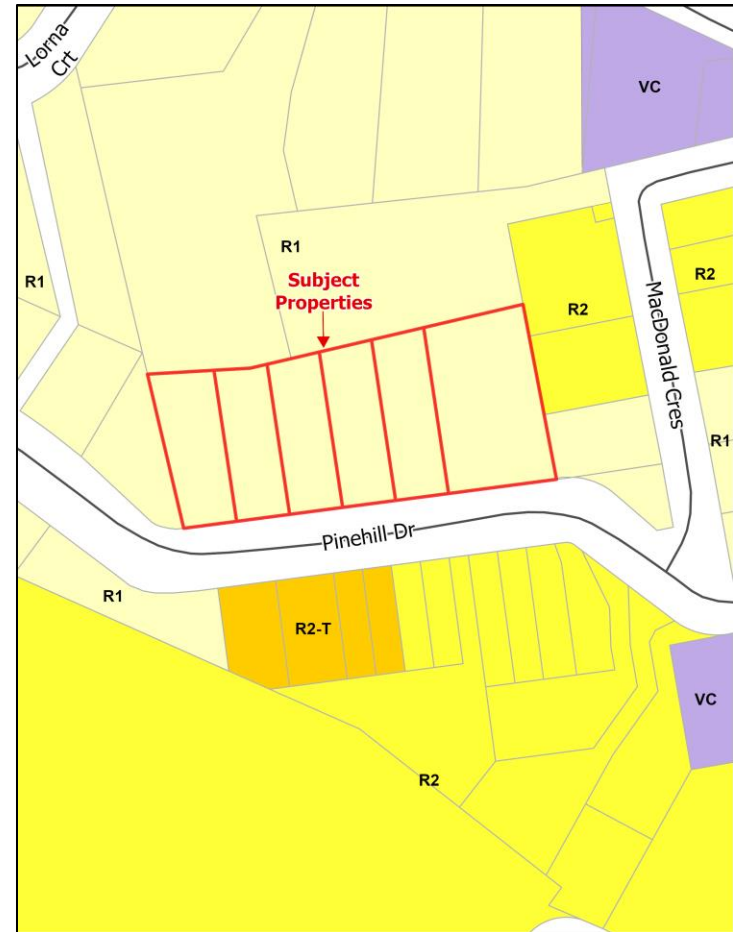
Planning & Development



EAST HANTS

Subject Property

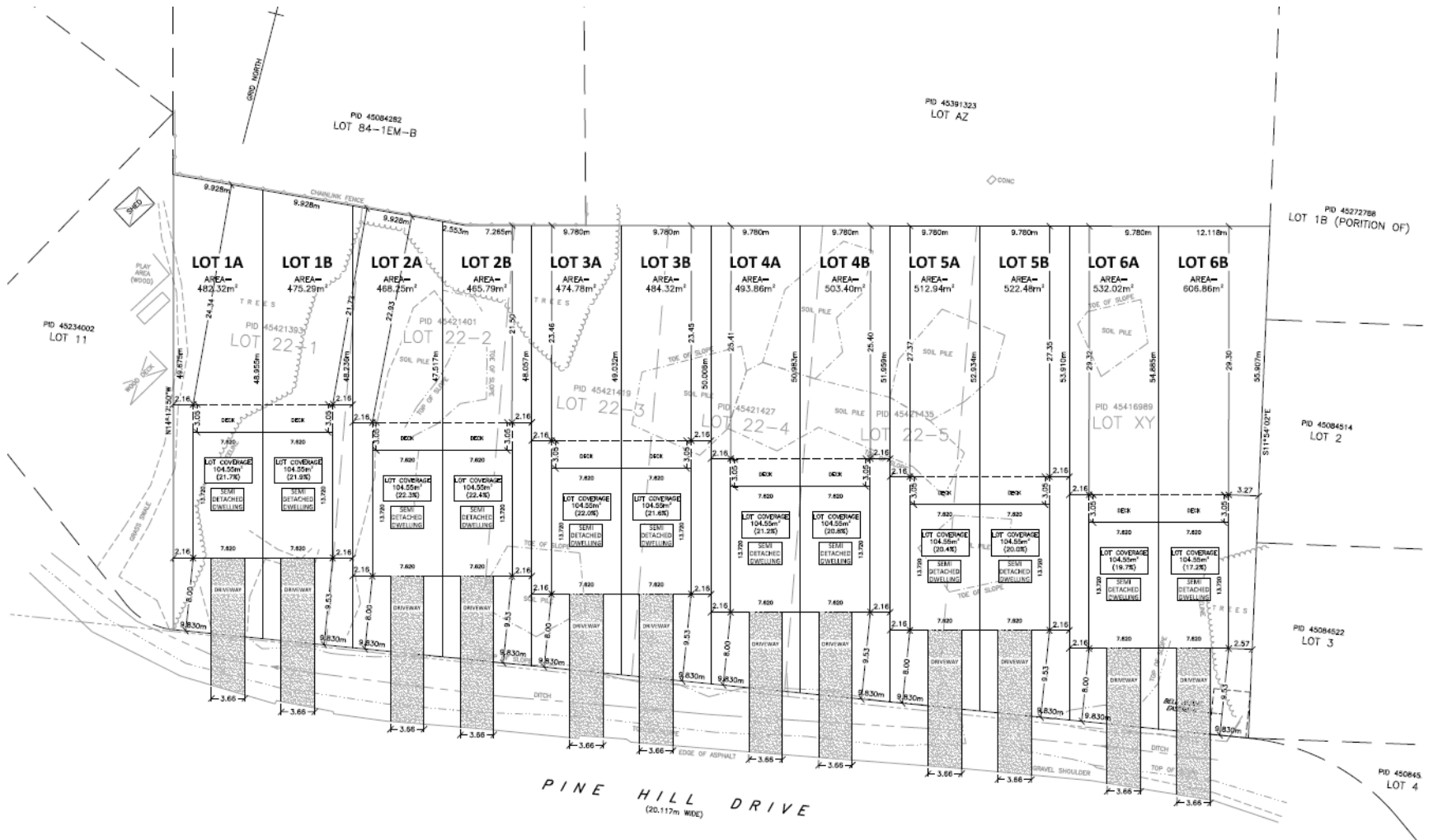
- Subject properties are located on Pinehill Drive
- Zoning is Established Residential Neighbourhood (R1) Zone
- Designated Established Residential Neighbourhood (ER) in the Generalized Future Land Use Map (GFLUM)
- The vacant properties total approximately 6022m²
- Properties are located within the 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 has submitted a plan of subdivision to adjust the property boundaries of the lots in order to meet the R2 zone requirements as outlined in the Land Use Bylaw. The subdivision is still ongoing.
- 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
- The Municipal Solicitor was consulted on this approach and it was deemed acceptable

Development Proposal



Policy Analysis

- Staff have referred 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
- NSPW and Infrastructure & Operations did not have any concerns with the proposed rezoning in terms of the road network and servicing capacity.
- Council's decision on this application is appealable to the NSUARB as it does not involve an amendment to the MPS.

Citizen Engagement

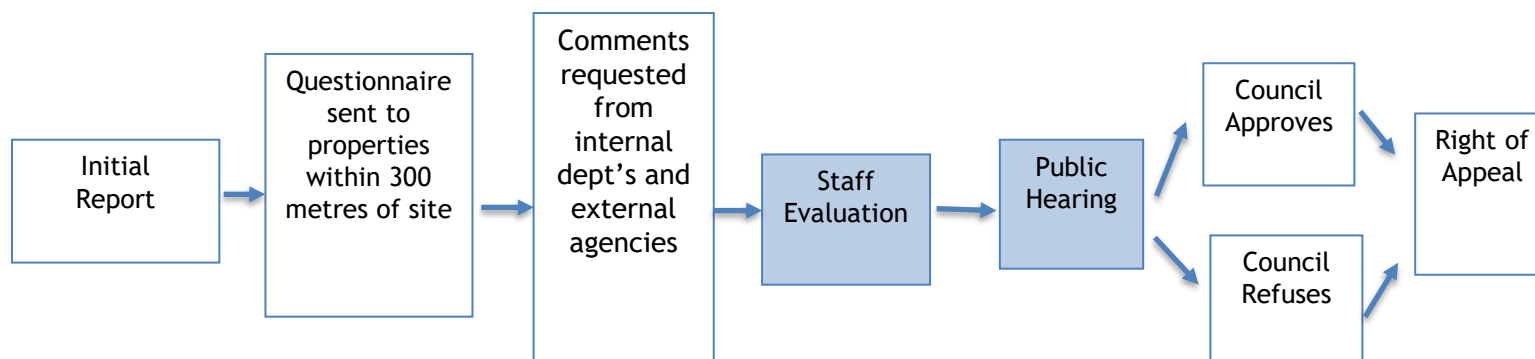
- An advertisement outlining the proposal and indicating that it is under review by staff was placed in the April 4, 2023 edition of the *Chronicle Herald*
- A Public Information Meeting was not required as this application does not involve amendments to the Municipal Planning Strategy mapping.
- Following First Reading, a letter and questionnaire was mailed to all property owners within 300m of the subject properties to allow residents an opportunity to comment on the application. 110 questionnaires were sent out and 11 returned. Responses include:
 - Question about whether fencing could be provided at the rear of the property
 - Concerns regarding increase in traffic
 - Comment on how R1 and R2 are similar therefore the increase in density is favourable
 - Comments supporting the development

Citizen Engagement

- A letter a questionnaire will again be mailed to all property owners within 300m indicating the date and time of the Public Hearing
- A notice of Public Hearing will also be placed in the Chronicle Herald
- The Municipal website and social media pages are also being updated regularly

Conclusion

- Staff have reviewed the proposal to change the subject property to the Two-Dwelling Unit Residential (R2) Zone.
- The proposed amendments have been evaluated using all applicable policies in the Municipal Planning Strategy.
- Staff are recommending approval of this application.



Recommendation

That Planning Advisory Committee recommend that Council give Second Reading and approve the application.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Give Second Reading and approve an application 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 Council's decision being contingent on final subdivision approval being granted.*