



Subject: *The Tire Man - MPS and LUB Mapping Amendments*
To: CAO for Planning Advisory Committee, July 18, 2023
Date Prepared: July 5, 2023
Related Motions: None
Prepared by: Lee-Ann Martin, Planner and Development Officer
Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from The Tire Man to redesignate and rezone a portion of property in Mount Uniacke from Rural Use (RU) zone and designation to the Regional Commercial (RC) zone and designation. This initial report outlines the application and recommends that a Public Information Meeting be held.

Financial Impact Statement

There are no immediate financial impacts associated with the recommendations of this report. Information on the financial impact of the amendments will be provided in the final 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:

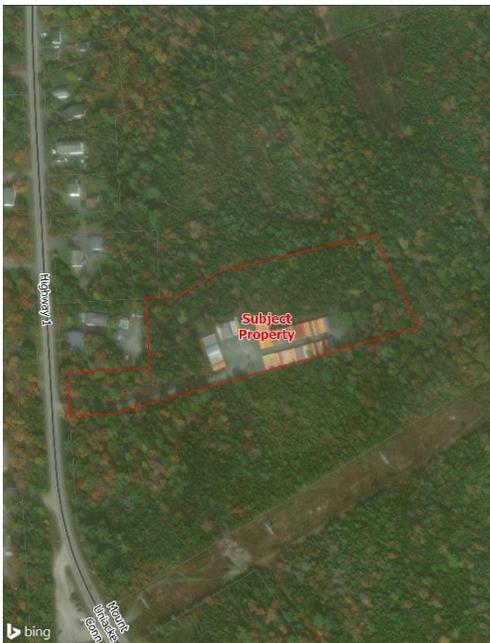
- *authorize staff to schedule a Public Information Meeting to consider a proposal for a portion of PID 45337722 to change the designation from Rural Use (RU) to Regional Commercial (RC) and the zone from Rural Use (RU) to Regional Commercial (RC)*

Background

In May 2023, the Municipality received an application from Dave St. Laurent from The Tire Man to redesignate and rezone a portion of property in Mount Uniacke from Rural Use (RU) Zone to the Regional Commercial (RC) Zone. This application would also require a change in the land use designation. This initial report outlines the application and recommends that a Public Information Meeting be held.

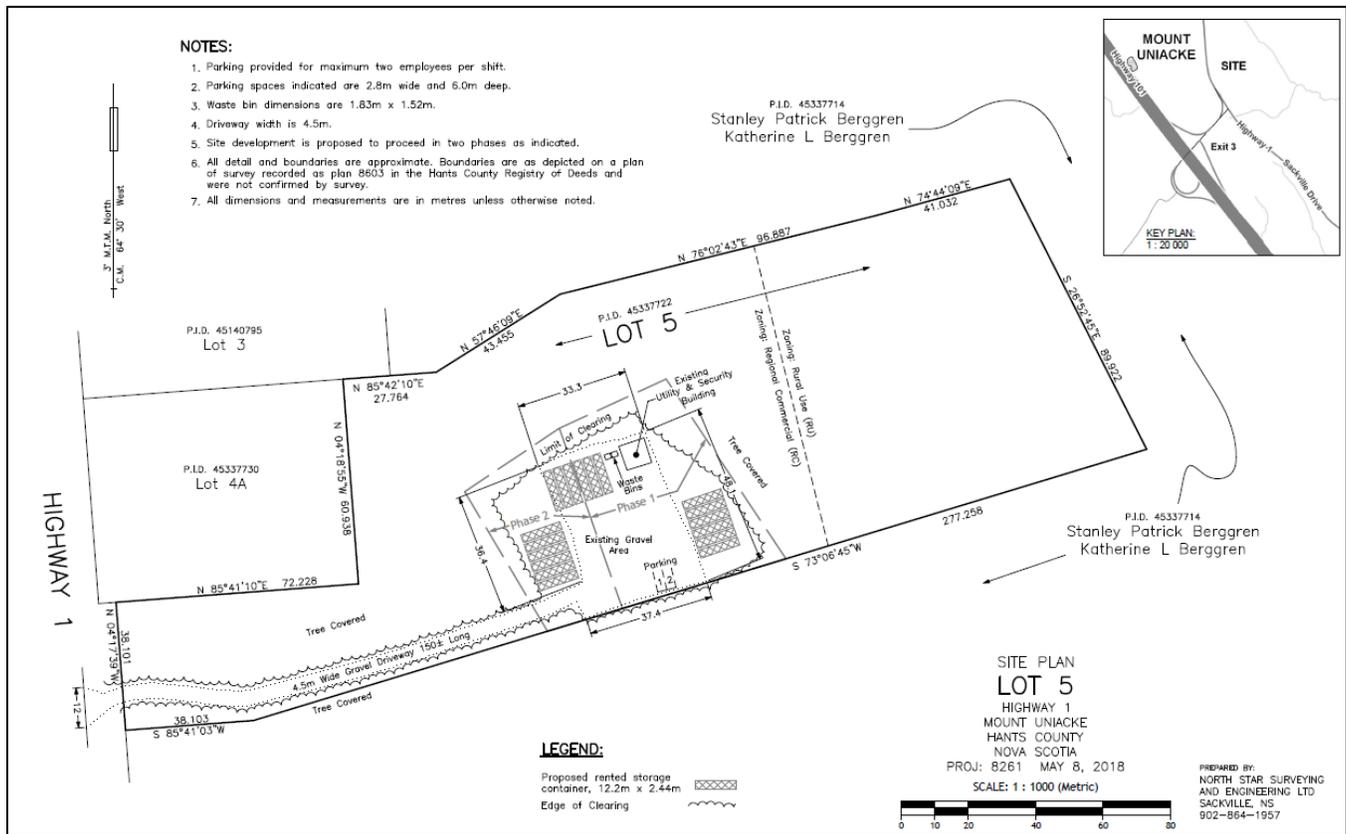
Subject Property

An excerpt of the zoning map and aerial photography map below show the location of the subject property identified as PID 45337722, which is accessed via Highway 1, Mount Uniacke. The property totals 2.29 Ha and is the current location to “The Tire Man” business. The property is currently spilt zoned as Regional Commercial (RC) zoning and Rural Use (RU) zoning at the rear of the property. The property is also located within the Mount Uniacke Growth Management Area.



Development Proposal

The purpose of this proposal is to amend the Generalized Future Land Use Map (GFLUM) and the Land Use Bylaw Map to change the designation and zone from the portion of property that is currently zoned Rural Use (RU) to the Regional Commercial (RC) zone and designation to enable the expansion of the Automobile Repair and Maintenance use on the property. The plan below shows the original site plan application for the property. The applicant has indicated the desired growth of the business and the need to expand onto the portion of lands that is zoned Rural Use is necessary. As the present use of Automobile Repair and Maintenance is not a permitted use in the Rural Use zone, the applicant has requested to have the portion of the property rezoned and redesignated to be consistent with the rest of the zoning on the property and to enable the expansion of the business.



Discussion

LEGISLATIVE AUTHORITY

The Municipal Government Act, Part VIII gives legislative authority for this application. This section outlines the process for these amendments to be considered, including the advertisements for a Public Hearing.

FINANCIAL CONSIDERATIONS

A financial impact analysis will be provided in the final staff report.

MUNICIPAL PLANNING STRATEGY POLICY ANALYSIS

Staff are currently reviewing the proposed amendments based on the applicable policies contained in the Municipal Planning Strategy (MPS). Staff will be requesting comments from internal departments and external agencies. A detailed table of the evaluative criteria from the enabling policies and corresponding comments from Staff and reviewing agencies will be attached to the final report.

The property will have to be redesignated and rezoned to enable the expansion of the existing business. If approved, the applicant will then have to go through the site plan approval process prior to obtaining any building permits.

In evaluating this application, Staff will refer to MPS polices associated with the Mount Uniacke Growth Management Area and the Regional Commercial (RC) designation, as well as general policies related to amending the MPS and the Land Use Bylaw (LUB).

Council's decision on this application is not appealable to the NSUARB as it involves an amendment to the MPS.

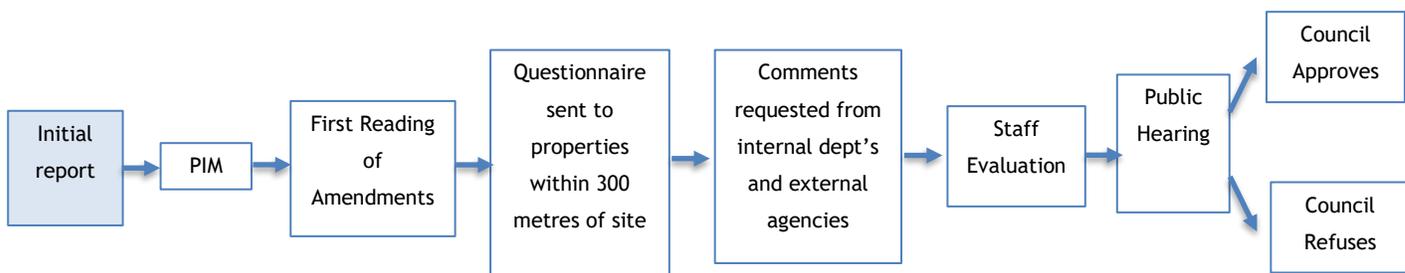
Citizen Engagement

Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing the amendments. 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 date, time and location of the PIM and residents will have an opportunity to ask questions regarding the application. A notice of the PIM will also be placed in the *Chronicle Herald*.

If First Reading is given, a letter and questionnaire will again be mailed to all property owners within 300m of the subject property. This is another opportunity for residents to express their thoughts on the proposal.

Conclusion

Staff will continue to review the proposal to change the Rural Use (RU) zoned portion of subject property to the Regional Commercial (RC) Designation and the Regional Commercial (RC) 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.

Alternatives

If the PAC does not support this application, they can choose to recommend that Council not move forward with the application. Planning staff do not support this approach and recommend that the file be taken to a Public Hearing to allow staff to complete their full review and analysis of the policies to be provided to PAC and Council in the final staff report.

Attachments

None